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R. Aaron Wells, P.S.
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March 12, 2024

Description of 0.392 Acre

Situated in the Village of Baltic, the Township of Clark, the County of Holmes, the State of Ohio.

Being located in the Southwest Quarter of Section 25 in Township 8, Range 4 and being part of the lands heretofore conveyed to the Village of Baltic in Deed Volume 214 at Page 620 (AP #04-60000.000) with the tract to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin found at the northeast corner of the southwest quarter of said Section 25;

Thence with the north line of said quarter section North 88 deg. 55 min. 03 sec. West, 246.57 feet to a 5/8" iron pin found at the northwest corner of the lands heretofore conveyed to MRH Farm, LLC (O.R. 256 – Pg. 6149);

Thence with the west bound of said MRH Farm, LLC lands South 12 deg. 22 min. 07 sec. West, 905.50 feet to a railroad spike found in T.R. #175 – 30' R/W at the southwest corner of said lands and passing on line a 5/8" iron pin found capped Baker 6938 at 875.50 feet;

Thence with said road and with a south bound of the lands heretofore conveyed to Allen L. Miller & Lucinda M. Miller (O.R. 269 – Pg. 4573) South 69 deg. 10 min. 57 sec. West, 1.67 feet to a point at the northeast corner of the lands heretofore conveyed to Crosspointe Mennonite Church (O.R. 253 – Pg. 4143);

Thence leaving said road and with the east and south bounds of said Crosspointe Mennonite Church lands the following two courses;

- (1) thence South 6 deg. 29 min. 01 sec. West, 308.03 feet to a 5/8" iron pin found at the southeast corner of said lands and passing on line a 1" iron pin found at 18.00 feet;
- (2) thence South 89 deg. 27 min. 22 sec. West, 233.54 feet to a point in C.R. #575 – 60' R/W on the east bounds of the lands heretofore conveyed to Rachel D. Wengerd (O.R. 268 – Pg. 1237) and passing on line an iron pin set at 208.54 feet;

Thence with said road and with the east bounds of said Rachel D. Wengerd lands, Amy Sue Troyer & Timothy Lee Troyer lands (O.R. 277 – Pg. 3564), Village of Baltic lands (D.V. 100 – Pg. 331), Baltic Minerals lands (D.V. 258 – Pg. 962) and 130 Buena Vista Street LLC lands (O.R. 187 – Pg. 3307) South 6 deg. 25 min. 12 sec. West, 465.37 feet to a point at the **TRUE PLACE OF BEGINNING** of the tract herein to be described:

Thence leaving said road and through the bounds of the aforesaid parent tract the following ten courses;

- (1) thence South 88 deg. 03 min. 47 sec. East, 94.97 feet to an iron pin set and passing on line an iron pin set at 38.04 feet;
- (2) thence with a curve to the right having a central angle of 71 deg. 30 min. 19 sec., a radius of 62.50 feet, an arc length of 78.00 feet and a chord which bears South 43 deg. 47 min. 22 sec. East for a distance of 73.04 feet to an iron pin set;
- (3) thence South 4 deg. 57 min. 37 sec. East, 68.92 feet to an iron pin set;
- (4) thence South 81 deg. 52 min. 07 sec. East, 59.83 feet to an iron pin set;
- (5) thence South 8 deg. 02 min. 29 sec. West, 135.00 feet to an iron pin set;
- (6) thence North 81 deg. 52 min. 07 sec. West, 85.50 feet to an iron pin set;
- (7) thence North 8 deg. 02 min. 29 sec. East, 135.00 feet to an iron pin set;
- (8) thence North 4 deg. 57 min. 37 sec. West, 62.35 feet to an iron pin set;
- (9) thence with a curve to the left having a central angle of 68 deg. 07 min. 24 sec., a radius of 37.50 feet, an arc length of 44.59 feet and a chord which bears North 42 deg. 59 min. 38 sec. West for a distance of 42.01 feet to an iron pin set;
- (10) thence North 88 deg. 03 min. 47 sec. West, 94.83 feet to a point in the aforesaid C.R. #575 on the east bound of the aforesaid 130 Buena Vista Street, LLC lands and passing

on line an iron pin set at 55.39 feet;

Thence with said road and with the east bound of said 130 Buena Vista Street, LLC lands North 06 deg. 25 min. 12 sec. East, 25.08 feet to the **TRUE PLACE OF BEGINNING**, containing 0.392 Acre, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above-described tract is subject to but not limited to the use of a 0.089 acre Ingress & Egress easement to be used in common with a 7.225 acre tract surveyed by Ward & Emler Surveying, Inc. dated March 12, 2024 with the ingress & egress easement being more fully described as follows:

Situated in the Village of Baltic, the Township of Clark, the County of Holmes, the State of Ohio.

Being located in the Southwest Quarter of Section 25 in Township 8, Range 4 and being part of the lands heretofore conveyed to the Village of Baltic in Deed Volume 214 at Page 620 (AP #04-60000.000) with the easement to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin found at the northeast corner of the southwest quarter of said Section 25;

Thence with the north line of said quarter section North 88 deg. 55 min. 03 sec. West, 246.57 feet to a 5/8" iron pin found at the northwest corner of the lands heretofore conveyed to MRH Farm, LLC (O.R. 256 – Pg. 6149);

Thence with the west bound of said MRH Farm, LLC lands South 12 deg. 22 min. 07 sec. West, 905.50 feet to a railroad spike found in T.R. #175 – 30' R/W at the southwest corner of said lands and passing on line a 5/8" iron pin found capped Baker 6938 at 875.50 feet;

Thence with said road and with a south bound of the lands heretofore conveyed to Allen L. Miller & Lucinda M. Miller (O.R. 269 – Pg. 4573) South 69 deg. 10 min. 57 sec. West, 1.67 feet to a point at the northeast corner of the lands heretofore conveyed to Crosspointe Mennonite Church (O.R. 253 – Pg. 4143);

Thence leaving said road and with the east and south bounds of said Crosspointe Mennonite Church lands the following two courses;

- (1) thence South 6 deg. 29 min. 01 sec. West, 308.03 feet to a 5/8" iron pin found at the southeast corner of said lands and passing on line a 1" iron pin found at 18.00 feet;
- (2) thence South 89 deg. 27 min. 22 sec. West, 233.54 feet to a point in C.R. #575 – 60' R/W on the east bounds of the lands heretofore conveyed to Rachel D. Wengerd (O.R. 268 – Pg. 1237) and passing on line an iron pin set at 208.54 feet;

Thence with said road and with the east bounds of said Rachel D. Wengerd lands, Amy Sue Troyer & Timothy Lee Troyer lands (O.R. 277 – Pg. 3564), Village of Baltic lands (D.V. 100 – Pg. 331), Baltic Minerals lands (D.V. 258 – Pg. 962) and 130 Buena Vista Street LLC lands (O.R. 187 – Pg. 3307) South 6 deg. 25 min. 12 sec. West, 465.37 feet to a point at the **TRUE PLACE OF BEGINNING** of the easement herein to be described:

Thence leaving said road and through the bounds of the aforesaid parent tract the following five courses;

- (1) thence South 88 deg. 03 min. 47 sec. East, 94.97 feet to an iron pin set and passing on line an iron pin set at 38.04 feet;
- (2) thence with a curve to the right having a central angle of 71 deg. 30 min. 19 sec., a radius of 62.50 feet, an arc length of 78.00 feet and a chord which bears South 43 deg. 47 min. 22 sec. East for a distance of 73.04 feet to an iron pin set;
- (3) thence South 83 deg. 18 min. 22 sec. West, 25.01 feet to an iron pin set;
- (4) thence with a curve to the left having a central angle of 68 deg. 07 min. 24 sec., a radius of 37.50 feet, an arc length of 44.59 feet and a chord which bears North 42 deg. 59 min. 38 sec. West for a distance of 42.01 feet to an iron pin set;
- (5) thence North 88 deg. 03 min. 47 sec. West, 94.83 feet to a point in the aforesaid C.R. #575 on the east bound of the aforesaid 130 Buena Vista Street, LLC lands and passing on line an iron pin set at 55.39 feet;

Thence with said road and with the east bound of said 130 Buena Vista Street, LLC lands North 06 deg. 25 min. 12 sec. East, 25.08 feet to the **TRUE PLACE OF BEGINNING**, containing 0.089 Acre in said easement more or less but subject to all legal highways, rights-of-way, easements, leases and

restrictions of record or otherwise legally established.

Bearings herein are oriented to Ohio State Plane North Zone-NAD 83 (2011) and all iron pins set are 5/8"x30" re-bars with blue plastic caps stamped R.A.W. 8401.

See Holmes County Plat Book 19, Page 5323 for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 March 12, 2024.



R. Aaron Wells, P.S. # 8401

Parcel Number: 0460000001

FILE DESCRIPTION
Holmes County Map Office
7/12/2024

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