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R. Aaron Wells, P.S.
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May 30, 2022

Description of 13.117 Acres

Situated in the Township of Paint, the County of Holmes, the State of Ohio.

Being located in Lot 13 in the Third Quarter of Township 10, Range 4 and being a part of the lands heretofore conveyed to David D. Miller, Hannah D. Miller, Steven D. Miller & Miriam E. Miller in Official Record 275, Page 5763 (AP #15-00505.001) with the tract to be conveyed being more fully described as follows:

Commencing at a 1" axle found at the northwest corner of Lot 13;

Thence with the north line of said lot being also the south line of Lot 12 South 88 deg. 01 min. 29 sec. East, 1278.67 feet to an iron pin set on a previous survey at the northwest corner of the lands heretofore conveyed to Clyde W. Yoder & Esta C. Yoder (O.R. 275 – Pg. 1477) at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence with the west bound of said Yoder lands South 1 deg. 38 min. 23 sec. West, 827.11 feet to an iron pin set on a previous survey on the north bound of the lands heretofore conveyed to Barbara J. Boyles (O.R. 267 – Pg. 4981);

Thence with the north bound of said Boyles lands North 88 deg. 05 min. 23 sec. West, 1278.66 feet to a point at the southwest corner of the aforesaid parent tract on the west line of said Lot 13 and passing on line a 3/4" iron pin found at 1277.38 feet;

Thence with the west line of said lot being also the east line of Lot 20 North 1 deg. 38 min. 23 sec. East, 196.99 feet to a point in County Rd. 160 – 60' R/W with said point being located South 88 deg. 21 min. 37 sec. East, 0.80 feet and South 1 deg. 38 min. 23 sec. West, 46.07 feet from a 1" iron pipe found;

Thence through the bounds of the aforesaid parent tract and with said road South 31 deg. 35 min. 39 sec. East, 118.12 feet to a point;

Thence leaving said road and continuing through the bounds of said parent tract North 60 deg. 51 min. 57 sec. East, 1412.85 feet (passing on line an iron pin set at 26.00 feet) to the **TRUE PLACE OF BEGINNING**, containing 13.117 Acres, 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 and has access by a 50 foot common access easement for

ingress, egress and utility purposes as described as follows:

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Commencing at a 1" axle found at the northwest corner of Lot 13;

Thence with the west line of Lot 13 being also the east line of Lot 20 South 1 deg. 38 min. 23 sec. West, 631.57 feet to a point in County Rd. 160 – 60' R/W;

Thence through the bounds of the aforesaid parent tract and with said road South 31 deg. 35 min. 39 sec. East, 87.09 feet to a point at the **TRUE PLACE OF BEGINNING** of the easement herein to be described;

Thence leaving said road and continuing through the bounds of said parent tract and with the centerline of said 50 foot easement the following three courses;

- (1) thence North 13 deg. 33 min. 59 sec. East, 144.31 feet to a point;
- (2) thence South 83 deg. 01 min. 08 sec. East, 73.12 feet to a point;
- (3) thence South 55 deg. 49 min. 25 sec. East, 105.16 feet to a point at its termination.

Bearings herein are oriented to Ohio State Plane North Zone-NAD 83 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 4878 for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 in May 30, 2022.



Parcel Number: 1500505004

R. Aaron Wells, P.S. # 8401

FILE DESCRIPTION

Holmes County Map Office
12/13/2022