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James R. Fouts, P.S.
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September 21, 2024

Description of a 10.243 Acre Tract

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

Being located in Lot 4 in the Fourth Quarter of Township 10, Range 5 of the United States Military Lands and consisting of part of Tract 3 (PPN 1501083000) heretofore conveyed James W. Gertz, Trustee and Sharon L. Gertz, Trustee in Official Record 208, Page 471 of the Holmes County Official Records with the tract to be conveyed being more fully described as follows:

Commencing at a ¾" o.d. iron pipe (found) at the southwest corner of Lot 4;

Thence with the south line of Lot 4, S 87°59'44" E, 813.14 feet to a 5/8" iron pin capped "Ward 7356" (found) at the southwest corner of a tract conveyed to Kyle Allen Mast (O.R. 264, Pg. 1238);

Thence with the bounds of said tract the following two (2) courses;

- (1) Thence N 2°04'27" E, 105.05 feet to a 5/8" iron pin capped "Ward 7356" (found);
- (2) Thence S 87°55'33" E, 502.89 feet to a point in S.R. 515 on a bound of Tract 1 conveyed to James W. Gertz, Trustee and Sharon L. Gertz, Trustee (O.R. 208, Pg. 471) being also located N 87°55'33" W, 11.41 feet from a railroad spike (found) and passing on line a ¾" o.d. iron pipe (found) at 482.89 feet;

Thence with a bound of said tract and with said road N 21°55'18" E, 134.99 feet to a point being also the **TRUE PLACE OF BEGINNING** of the tract herein described;

Thence through the bounds of the aforesaid parent tract the following five courses;

- (1) Thence N 77°45'41" W, 218.88 feet to an iron pin (set) and passing on line an iron pin (set) at 33.89 feet;
- (2) Thence N 36°49'45" W, 98.08 feet to an iron pin (set);
- (3) Thence N 12°50'44" W, 198.12 feet to an iron pin (set);
- (4) Thence N 7°50'47" W, 280.59 feet to an iron pin (set);
- (5) Thence N 11°59'34" W, 443.78 feet to a point in U.S.R. 62 on the south line of a tract conveyed to Mast Brothers Enterprises, LLC (O.R. 228, Pg. 918) and passing on line an iron pin (set) at 407.34 feet;

Thence with said road and with said line and also with the south line of a tract conveyed to Mast Brothers Enterprises, LLC (O.R. 270, Pg. 7155), N 66°21'18" E, 188.94 feet to a point at the southwest corner of a tract conveyed to Joseph W. Mast and Diane S. Mast (O.R. 258, Pg. 1734);

Thence continuing with said road and said line, N 64°50'04" E, 92.22 feet to a point at the southwest corner of a tract conveyed to Joseph W. Mast and Diane S. Mast (O.R. 277, Pg. 1956);

Thence continuing with said road and with the south line of said tract, N 64°50'04" E, 57.67 feet to a point at the southwest corner of a tract conveyed to Village Café & Creamery, LLC (O.R. 281, Pg. 191);

Thence continuing with said road and with the south line of said tract, N 64°50'04" E, 136.30 feet to a point at a corner of a tract conveyed to RDY Land, LLC (O.R. 281, Pg. 2940);

Thence continuing with said road and with a bound of said tract, N 66°35'01" E, 5.63 feet to a point at the intersection of U.S.R. 62 and S.R. 515;

Thence with S.R. 515 and with the west line of a tract conveyed to Business Centric Properties, LLC (O.R. 259, Pg. 3079), S 7°50'20" E, 205.74 feet to a point at the northwest corner of Tract 2 conveyed to James W. Gertz, Trustee and Sharon L. Gertz, Trustee (O.R. 208, Pg. 471);

Thence continuing with said road and with a bound of said tract, S 6°07'20" E, 540.30 feet to a point at a corner of Tract 2 conveyed to James W. Gertz, Trustee and Sharon L. Gertz, Trustee (O.R. 207, Pg. 593);

Thence continuing with said road and with a bound of said tract S 6°07'20" E, 25.80 feet to a point at the northwest corner of Tract 1 conveyed to James W. Gertz, Trustee and Sharon L. Gertz, Trustee (O.R. 208, Pg. 471)

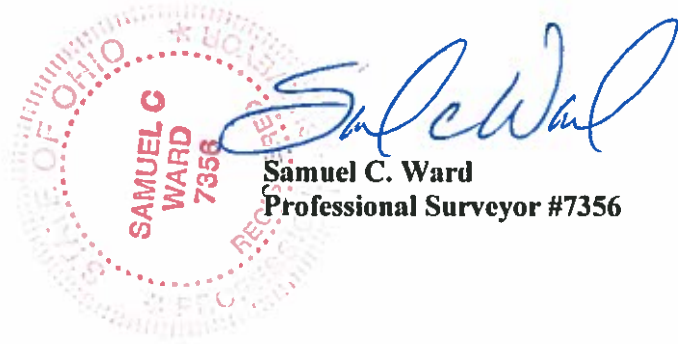
Thence continuing with said road and with the bounds of said tract the following three (3) courses;

- (1) Thence S 6°07'20" E, 60.00 feet to a point;
- (2) Thence S 9°38'08" W, 338.00 feet to a point;
- (3) Thence S 21°55'18" W, 75.72 feet to the **TRUE PLACE OF THE BEGINNING** containing **10.243 acres** 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 the Ohio State Plane Coordinate System – North Zone – NAD 83 (2011). All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "Ward 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 on September 21, 2024.

See Holmes County Plat Volume 19, Page 5451 for survey.



Samuel C. Ward
Professional Surveyor #7356

Parcel Number: 1501083004

FILE DESCRIPTION
Holmes County Map Office
12/11/2024