

Samuel C. Ward, P.S.
Randall A. Emler, P.S.

WARD & EMLER SURVEYING, INC.
Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)
Email: wesurvey@frontier.com
Website: www.surveyorsohio.com

R. Aaron Wells, P.S.
James R. Fouts, P.S.

December 3, 2018

**Description of 59.215 Acres
For
McDonald Hopkins, LLC**

Situated in the Township of Walnut Creek, County of Holmes and the State of Ohio.

Being part of the Northeast and Northwest Quarters of Section 4 in Township 8, Range 4 of the United States Military District and all of the lands heretofore conveyed to CBSA, Ltd by Official Record 258, Page 5373 (A.P.# 26-00149.000), also all of the lands heretofore quitclaimed to CBSA, Ltd. by Official Record 267, Page 1140 and Official Record 267, Page 1145 of the Holmes County Official Records with the tract herein to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin capped "Baker 6938" found at the northwest corner of the Northeast Quarter of Section 4, also being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence with the east line of the aforesaid parent tract and with the west line of the lands heretofore conveyed to Myrna Kay Miller, Trustee of the Myrna Kay Miller Revocable Trust dated April 8, 2008 (O.R. 204, Pg. 1874) South 0 deg. 27 min. 50 sec. East, 558.21 feet to a 3/4" iron pin found at the northwest corner of the lands heretofore conveyed to Donald G. Miller, Trustee of the Donald G. Miller Trust (O.R. 247, Pg. 1213);

Thence with the bounds of the aforesaid parent tract and with the bounds of said Donald G. Miller, Trustee lands the following three courses;

- 1) South 0 deg. 27 min. 50 sec. East, 1133.48 feet to a 5/8" iron pin found;
- 2) North 88 deg. 39 min. 19 sec. West, 563.54 feet to a 5/8" iron pin found;
- 3) South 0 deg. 29 min. 06 sec. East, 1154.27 feet to a 5/8" iron pin found on the south line of the Northwest Quarter of Section 4;

Thence with the south line of the Northwest Quarter of Section 4 North 88 deg. 39 min. 09 sec. West, 870.98 feet to a 5/8" iron pin found at the southeast corner of the lands heretofore conveyed to Caleb J. Troyer (O.R. 252, Pg. 2308);

Thence with said Caleb Troyer lands North 1 deg. 43 min. 35 sec. East, 338.46 feet to a 5/8" iron pin capped "Civil Design" found at the south most corner of the lands heretofore conveyed to Mark R. Troyer and Fannie D. Troyer (O.R. 259, Pg. 557);

Thence with the bounds of said Mark Troyer lands North 29 deg. 14 min. 04 sec. East, 1228.65 to a 5/8" iron pin capped "Baker 6938" found at the north most corner of said tract and the south most corner of the lands heretofore conveyed to CBSA, Ltd (O.R. 259, Pg. 559);

Thence with the bounds of said CBSA, Ltd lands the following eight courses;

- 1) North 63 deg. 05 min. 26 sec. East, 71.89 feet to a 5/8" iron pin capped "Baker 6938" found;
- 2) North 49 deg. 42 min. 16 sec. East, 89.61 feet to a 5/8" iron pin capped "Baker 6938" found;
- 3) North 44 deg. 40 min. 52 sec. East, 68.24 feet to an iron pin set;
- 4) North 35 deg. 23 min. 54 sec. East, 71.37 feet to a 5/8" iron pin capped "Baker 6938" found;
- 5) North 16 deg. 18 min. 38 sec. East, 256.70 feet to an iron pin set;
- 6) North 87 deg. 14 min. 07 sec. West, 499.48 feet to an iron pin set;
- 7) South 84 deg. 18 min. 50 sec. West, 127.51 feet to an iron pin set;
- 8) South 73 deg. 55 min. 10 sec. West, 180.98 feet to a 5/8" iron pin capped "Baker 6938" found at an easterly corner of the lands heretofore conveyed to Mark R. Troyer and Fannie D. Troyer (O.R. 228, Pg. 925);

Thence with the bounds of said Mark Troyer lands North 1 deg. 44 min. 35 sec. East, 1031.47 feet to the north line of Section 4, also being the north line of Township 8 and within the right-of-way of County Road 140, passing on line an iron pin set at 997.92 feet;

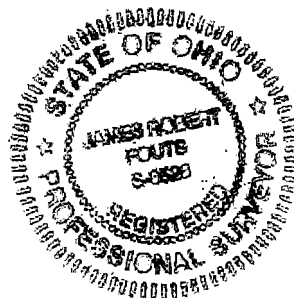
Thence with the north line of Section 4 also being the north line of Township 8 and within the right-of-way of County Road 140 South 88 deg. 27 min. 51 sec. East, 1275.30 feet to the **TRUE PLACE OF BEGINNING** containing 59.215 acres more or less, but subject to all legal highways, rights-of-way, easements, leases, restrictions and flood zone regulations of record or otherwise legally established.

Bearings hereon are oriented to the Ohio State Plane Coordinate System, North Zone, N.A.D. 83. All iron pins indicated set are 5/8" X 30" iron re-bars with a red plastic cap stamped "FOUTS 8528".

Survey and description by James R. Fouts, Professional Surveyor #8528 in December of 2018.

Survey recorded in Plat Volume 19, Page 3694

Parcel Number: 2600149006



A handwritten signature in black ink that reads "James R. Fouts".

James R. Fouts
Professional Surveyor #8528

FILE DESCRIPTION
Holmes County Map Office
3/12/2019