

Samuel C. Ward, P.S.  
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**WARD & EMLER SURVEYING, INC.**  
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R. Aaron Wells, P.S.  
James R. Fouts, P.S.

October 19, 2023

### Description of 44.636 Acres

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

Being located in the Northwest Quarter of Section 25 in Township 9, Range 4 of the United States Military District and being all of A.P.# 26-00178.000 (the residue of 50 acres) heretofore conveyed to Nelson A. Hershberger and Clara H. Hershberger by Deed Volume 218, Page 48 of the Holmes County Deed Records, with the tract herein to be conveyed being more fully described as follows:

Commencing at a railroad spike found at the northwest corner of the Northwest Quarter of Section 25;

Thence with the north line of Section 25 and with the centerline of C.R. 144 (60' R/W), South 88 deg. 38 min. 55 sec. East, 281.74 feet to the northeast corner of the lands heretofore conveyed to Aden R. Miller & Freda Miller (O.R. 261, Pg. 1948), said corner also being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence with the north line of Section 25 and with the centerline of C.R. 144 (60' R/W), South 88 deg. 38 min. 55 sec. East, 2421.19 feet to the northwest corner of the lands heretofore conveyed to Marcus M. Raber & Sharon Raber (O.R. 63, Pg. 918), said corner being located North 08 deg. 58 min. 22 sec. West, 22.45 feet from a 5/8" iron pin capped "Ward 7356" found;

Thence with the west line of said Raber lands South 12 deg. 29 min. 30 sec. East, 377.58 feet to a 5/8" iron pin capped "Ward 7356" found at the southwest corner of said lands and at the northwest corner of the lands heretofore conveyed to Marcus M. Raber & Sharon Raber (O.R. 277, Pg. 3626);

Thence with the bounds of said Raber lands the following two courses;

- 1) South 12 deg. 15 min. 26 sec. East, 125.55 feet to a 5/8" iron pin capped "Fouts 8528" found;
- 2) South 41 deg. 03 min. 04 sec. West, 396.06 feet to a 5/8" iron pin capped "Fouts 8528" found on the north line of the lands heretofore conveyed to Ellen M. Miller, Trustee (O.R. 179, Pg. 3260 [Tract 2]);

Thence with the north line of said Ellen M. Miller, Trustee lands North 88 deg. 33 min. 38 sec. West, 2288.28 feet to the southeast corner of the lands heretofore conveyed to Joel Beachy & Diana Beachy (O.R. 272, Pg. 4080);

Thence with the east line of said Beachy lands and later with the east line of the lands heretofore conveyed to Aden R. Miller & Freda Miller (O.R. 261, Pg. 1948), also with the west line of the aforesaid parent tract North 01 deg. 21 min. 55 sec. East, 789.85 feet to the **TRUE PLACE OF BEGINNING** containing **44.636 acres** more or less, passing on line 5/8" iron pins capped Baker 6938" found at 0.53 feet and 762.68 feet, 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(2011).

Survey and description by James R. Fouts, Professional Surveyor #8528 in October 19, 2023.

Survey recorded in Holmes County Plat Book 19, Pg. 5168.



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

**James R. Fouts**  
**Professional Surveyor #8528**

Parcel Number: 2600178004

**FILE DESCRIPTION**  
Holmes County Map Office  
12/18/2023

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