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

August 28, 2019

Description of 8.222 Acres

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

Being located in the Southwest Quarter of Section 25 in Township 8, Range 4 Clark Township and being a part of the lands heretofore conveyed to Tusco Land Company, Ltd. in Official Record 217 at Page 411 (AP #04-00044.000) and in Official Record 235 at Page 1472 (AP #04-00047.000) 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, the Village of Baltic Corporation line and the Clark Township line North 88 deg. 55 min. 03 sec. West, 466.57 feet to a railroad spike in C.R. #575 - 60' R/W and at the northwest corner of the lands heretofore conveyed to Albert John & Tammy Sue Gutheridge (D.V. 270 - Pg. 93) and being also at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence with said road and with the west bounds of said Gutheridge lands and with the west bounds of the following lands heretofore conveyed to Investment Source Ltd. (O.R. 246 - Pg. 7141), Tim A. Brown (D.V. 277 - Pg. 231), Eric J. & Tamara A. Troyer (O.R. 264 - Pg. 5376) and Candy L. Yoder (O.R. 267 - Pg. 7311) South 12 deg. 22 min. 07 sec. West, 844.11 feet to a point;

Thence leaving said road and through the bounds of the aforesaid parent tract North 81 deg. 23 min. 11 sec. West, 242.18 feet to a 1" outside diameter iron pipe found at the northeast corner of the lands heretofore conveyed to Paul J. & Kristel K. Neiswander (O.R. 218 - Pg. 3396) and passing on line a 5/8" iron pin found capped WARD 7356 at 30.43 feet;

Thence with the north bound of said Neiswander lands (O.R. 218 - Pg. 3396) South 81 deg. 14 min. 55 sec. West, 208.71 feet to a 5/8" iron pin found;

Thence through the bounds of the aforesaid parent tract North 12 deg. 55 min. 30 sec. East, 849.78 feet to an iron pin set on the north line of the southwest quarter of Section 25;

Thence with said quarter section line being also the Baltic Corporation and Clark Township line South 88 deg. 55 min. 03 sec. East, 436.54 feet (passing on line a 5/8" iron pin found capped BAKER 6938 at 406.54 feet) to the **TRUE PLACE OF BEGINNING**, containing 8.222 Acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise

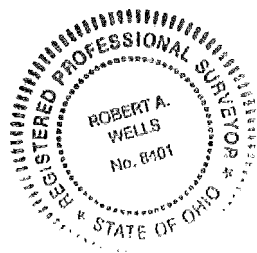
legally established.

The above-described tract consists of 7.424 acres out of AP #04-00044.000 and 0.798 acre out of AP #04-00047.000.

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 2, Page 589 for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 in August 2019.



Parcel Number: 0400044001

A handwritten signature in cursive script that reads "R. A. Wells".

R. Aaron Wells, P.S. # 8401

FILE DESCRIPTION
Holmes County Map Office
11/15/2019

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