

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
E-mail: wesurvey@frontier.com

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

March 12, 2024

Description of 2.120 Acres

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

Being located in the Southwest Quarter of Section 25 in Township 8, Range 4 and being part of the lands heretofore conveyed to the Village of Baltic in Deed Volume 214 at Page 620 (AP #04-60000.000) 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 North 88 deg. 55 min. 03 sec. West, 246.57 feet to a 5/8" iron pin found at the northwest corner of the lands heretofore conveyed to MRH Farm, LLC (O.R. 256 – Pg. 6149);

Thence with the west bound of said MRH Farm, LLC lands South 12 deg. 22 min. 07 sec. West, 905.50 feet to a railroad spike found in T.R. #175 – 30' R/W at the southwest corner of said lands and being also at the **TRUE PLACE OF BEGINNING** of the tract herein to be described and passing on line a 5/8" iron pin found capped Baker 6938 at 875.50 feet;

Thence with said road and with the south bound of said MRH Farm, LLC lands and with the south bound of the lands heretofore conveyed to the Ohio Power Company (D.V. 270 – Pg. 891) North 69 deg. 10 min. 57 sec. East, 223.16 feet to a mag nail set at the northwest corner of the lands heretofore conveyed to BRYM Investments, LLC (O.R. 247 – Pg. 5947);

Thence leaving said road and with the west bounds of said BRYM Investments, LLC lands and with the meanderings of a creek the following two courses;

- (1) thence South 12 deg. 08 min. 32 sec. West, 279.98 feet to a point in said creek with said point being located South 89 deg. 30 min. 46 sec. East, 25.00 feet from an iron pin set;
- (2) thence South 4 deg. 54 min. 45 sec. East, 172.63 feet to a point on the east bank of said creek with said point being located North 50 deg. 32 min. 16 sec. East, 52.42 feet from an iron pin set;

Thence through the bounds of the aforesaid parent tract and with the meanderings of another creek South 50 deg. 32 min. 16 sec. West, 260.00 feet to a point in said creek with said point being located South 0 deg. 01 min. 28 sec. East, 25.06 feet from an iron pin set and passing on line an iron pin set at 52.42 feet;

Thence leaving said creek and continuing through the bounds of said parent tract North 0 deg. 01

min. 28 sec. West, 225.00 feet to a 5/8" iron pin found at the southeast corner of the lands heretofore conveyed to Crosspointe Mennonite Church (O.R. 253 – Pg. 4143) and passing on line an iron pin set at 25.06 feet;

Thence with the east bound of said Crosspointe Mennonite Church lands North 6 deg. 29 min. 01 sec. East, 308.03 feet to a point at the northeast corner of said lands in the aforesaid T.R. #175 and passing on line a 1" iron pin found at 290.03 feet;

Thence with said road and with a south bound of the lands heretofore conveyed to Allen L. Miller & Lucinda M. Miller (O.R. 269 – Pg. 4573) North 69 deg. 10 min. 57 sec. East, 1.67 feet to the **TRUE PLACE OF BEGINNING**, containing 2.120 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 Ohio State Plane North Zone-NAD 83 (2011) 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 5323 for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 March 12, 2024.



R. Aaron Wells, P.S. # 8401

Parcel Number: 0460000002

FILE DESCRIPTION
Holmes County Map Office
7/12/2024

2 of 2