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

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## 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.

October 21, 2024

## **Description of 1.756 Acres**

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

Being located in the Southwest Quarter of Section 24 in Township 8, Range 4 and being part of the lands heretofore conveyed to Robert O. Shuman in Official Record 252 at Page 5674 and in Official Record 282 at Page 2044 (PPN 02-00282.000) with the tract to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin found capped Ron Smith 5324 at the northeast corner of the southwest quarter of said Section 24;

Thence with the north line of said quarter section North 88 deg. 21 min. 13 sec. West, 697.16 feet to a 5/8" iron pin found bent at the northwest corner of the lands heretofore conveyed to Timothy E. Shuman & Sherri L. Shuman (D.V. 271 – Pg. 1000);

Thence with the west bounds of said Timothy E. Shuman & Sherri L. Shuman lands the following three courses;

- thence South 0 deg. 17 min. 31 sec. West, 60.24 feet to a 5/8" iron pin found capped Ron Smith 5324;
- (2) thence South 64 deg. 22 min. 03 sec. West, 663.76 feet to a point in T.R. #174 50' R/W at the west most corner of said Shuman lands and passing on line a 5/8" iron pin found capped Ron Smith 5324 at 633.76 feet;
- (3) thence with said road South 33 deg. 45 min. 36 sec. East, 50.50 feet to a point at the south most corner of said Shuman lands and being also at the TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence leaving said road and continuing with the south bounds of said Shuman lands the following two courses;

- thence North 64 deg. 22 min. 03 sec. East, 645.96 feet to a 5/8" iron pin found capped Ron Smith 5324 and passing on line a 5/8" iron pin found capped Ron Smith 5324 at 30.00 feet;
- (2) thence North 88 deg. 27 min. 24 sec. East, 174.93 feet to an iron pin set at the northwest corner of the lands heretofore conveyed to Timothy E. Shuman & Sherri L. Shuman (D.V. 271 Pg. 1000);

Thence with the west bound of said Shuman lands South 0 deg. 18 min. 54 sec. West, 293.38 feet to a 5/8" iron pin found capped Ron Smith 5324 at the southwest corner of said Shuman lands;

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

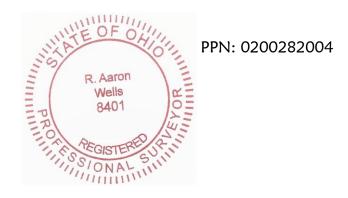
- (1) thence North 52 deg. 43 min. 11 sec. West, 254.98 feet to an iron pin set;
- (2) thence South 75 deg. 16 min. 47 sec. West, 571.52 feet (passing on line an iron pin set at 541.52 feet) to the TRUE PLACE OF BEGINNING, containing <u>1.756 Acres</u>, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above-described tract is to be conveyed to an adjoining property owner.

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 \_\_\_\_\_, Page \_\_\_\_\_ for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 October 21, 2024.



2 A Well

R. Aaron Wells, P.S. #8401

