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

**October 21, 2024**

**Description of 5.000 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 two courses;

- (1) 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 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 Ron Smith 5324 at 633.76 feet;

Thence continuing with a west bound of said Shuman lands and 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 with said point being located South 75 deg. 16 min. 47 sec. West, 30.00 feet from an iron pin set;

Thence continuing with said road and through the bounds of the aforesaid parent tract South 32 deg. 02 min. 35 sec. East, 86.00 feet to a point being located South 57 deg. 57 min. 25 sec. West, 25.00 feet from an iron pin set;

Thence leaving said road and through the bounds of the aforesaid parent tract the following five courses;

- (1) thence North 57 deg. 57 min. 25 sec. East, 25.00 feet to an iron pin set;
- (2) thence South 32 deg. 02 min. 35 sec. East, 70.00 feet to an iron pin set;
- (3) thence North 85 deg. 50 min. 35 sec. East, 235.00 feet to an iron pin set;
- (4) thence South 0 deg. 26 min. 08 sec. West, 495.13 feet to an iron pin set;

- (5) thence North 88 deg. 28 min. 56 sec. West, 414.44 feet to an iron pin set on the east bound of the lands heretofore conveyed to John Ray Yoder & Lizzie M. Yoder (O.R. 268 – Pg. 3797);

Thence with the east bound of said Yoder lands North 0 deg. 26 min. 08 sec. East, 738.94 feet to a point in the aforesaid T.R. #174 – 50' R/W and passing on line a 5/8" iron pin found capped Baker 6938 at 700.45 feet;

Thence with said road and through the bounds of the aforesaid parent tract the following two courses;

- (1) thence South 20 deg. 00 min. 01 sec. East, 67.43 feet to a point;
- (2) thence South 25 deg. 48 min. 33 sec. East, 52.76 feet to the **TRUE PLACE OF BEGINNING**, containing 5.000 Acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

*Conveying unto the above-described tract a 0.055 acre Ingress & Egress easement to be used in common with a 16.629 acre tract surveyed by Ward & Emler Surveying, Inc. dated October 21, 2024 with the ingress & egress easement to be conveyed being more fully described as follows:*

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 easement 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;

- (1) 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;

Thence continuing with said road and through the bounds of the aforesaid parent tract South 32 deg. 02 min. 35 sec. East, 86.00 feet to a point at the **TRUE PLACE OF BEGINNING** of the easement herein to be described;

Thence leaving said road and continuing through the bounds of said parent tract the following five courses;

- (1) thence North 57 deg. 57 min. 25 sec. East, 25.00 feet to an iron pin set;
- (2) thence South 32 deg. 02 min. 35 sec. East, 70.00 feet to an iron pin set;
- (3) thence South 85 deg. 50 min. 35 sec. West, 45.26 feet to a point;
- (4) thence North 32 deg. 02 min. 35 sec. West, 48.83 feet to a point;
- (5) thence North 57 deg. 57 min. 25 sec. East, 15.00 feet to the **TRUE PLACE OF BEGINNING**, containing **0.055 Acre** in said easement 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 5447 for survey.

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



PPN: 0200282005

**R. Aaron Wells, P.S. #8401**

**FILE DESCRIPTION**  
Holmes County Map Office  
12/05/2024

3 of 3