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

January 8, 2026

**Description of 0.877 Acre**

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 Official Record 289 at Page 2042 (AP #04-60000.003) 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 passing on line a 5/8" iron pin found capped Baker 6938 at 875.50 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) South 69 deg. 10 min. 57 sec. West, 1.67 feet to a point at the northeast corner of the lands heretofore conveyed to Crosspointe Mennonite Church (O.R. 253 – Pg. 4143);

Thence leaving said road and with the east and south bounds of said Crosspointe Mennonite Church lands the following two courses;

- (1) thence South 6 deg. 29 min. 01 sec. West, 308.03 feet to a 5/8" iron pin found at the southeast corner of said lands and passing on line a 1" iron pin found at 18.00 feet;
- (2) thence South 89 deg. 27 min. 22 sec. West, 233.54 feet to a point in C.R. #575 – 60' R/W on the east bounds of the lands heretofore conveyed to Rachel D. Wengerd (O.R. 268 – Pg. 1237) and passing on line an iron pin set on a previous survey at 208.54 feet;

Thence with said road and with the east bounds of said Rachel D. Wengerd lands South 6 deg. 25 min. 12 sec. West, 198.61 feet to a mag nail set at the **TRUE PLACE OF BEGINNING** of the tract herein to be described:

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

- (1) thence with the meanderings of a creek South 69 deg. 09 min. 46 sec. East, 239.78 feet to an iron pin set;

- (2) thence South 6 deg. 45 min. 06 sec. West, 135.00 feet to an iron pin set;
- (3) thence North 83 deg. 32 min. 37 sec. West, 231.45 feet to a point in the aforesaid C.R. #575 on the east bound of the lands heretofore conveyed to Baltic Minerals (D.V. 258 – Pg. 962) and passing on line an iron pin set at 205.95 feet;

Thence with said road and with the east bounds of said Baltic Minerals lands, Tuscarawas Water & Sewer District lands (O.R. 289 – Pg. 2047), Amy Sue Troyer & Timothy Lee Troyer lands (O.R. 277 – Pg. 3564) and the aforesaid Rachel D. Wengerd lands North 6 deg. 25 min. 12 sec. East, 194.55 feet to the **TRUE PLACE OF BEGINNING**, containing **0.877 Acre**, 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 0.419 acre easement for the purposes of ingress and egress and equipment and material storage with the easement to be conveyed being more fully described as follows:***

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 Official Record 289 at Page 2042 (AP #04-60000.003) and part of the lands heretofore conveyed to the Tuscarawas Water & Sewer District in Official Record 289 at Page 2033 (AP #04-60000.001) with the easement 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 passing on line a 5/8" iron pin found capped Baker 6938 at 875.50 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) South 69 deg. 10 min. 57 sec. West, 1.67 feet to a point at the northeast corner of the lands heretofore conveyed to Crosspointe Mennonite Church (O.R. 253 – Pg. 4143);

Thence leaving said road and with the east and south bounds of said Crosspointe Mennonite Church lands the following two courses;

- (1) thence South 6 deg. 29 min. 01 sec. West, 308.03 feet to a 5/8" iron pin found at the southeast corner of said lands and passing on line a 1" iron pin found at 18.00 feet;
- (2) thence South 89 deg. 27 min. 22 sec. West, 233.54 feet to a point in C.R. #575 – 60' R/W on the east bounds of the lands heretofore conveyed to Rachel D. Wengerd (O.R. 268 – Pg. 1237) and passing on line an iron pin set on a previous survey at 208.54 feet;

Thence with said road and with the east bounds of said Rachel D. Wengerd lands, Amy Sue

Troyer & Timothy Lee Troyer lands (O.R. 277 – Pg. 3564), Tuscarawas Water & Sewer District lands (O.R. 289 – Pg. 2047), Baltic Minerals lands (D.V. 258 – Pg. 962) and 130 Buena Vista Street LLC lands (O.R. 187 – Pg. 3307) South 6 deg. 25 min. 12 sec. West, 465.37 feet to a point at the northwest corner of the aforesaid Tuscarawas Water & Sewer District parent tract and being also at the **TRUE PLACE OF BEGINNING** of the easement herein to be described:

Thence leaving said road, with a north bound of said parent tract and through the bounds of the aforesaid Village of Baltic parent tract the following eleven courses;

- (1) thence South 88 deg. 03 min. 47 sec. East, 115.00 feet to a point and passing on line an iron pin set on a previous survey at 38.04 feet and at 94.97 feet;
- (2) thence North 61 deg. 08 min. 31 sec. East, 75.00 feet to a point;
- (3) thence North 44 deg. 38 min. 12 sec. East, 25.17 feet to a point;
- (4) thence South 83 deg. 32 min. 37 sec. East, 40.00 feet to an iron pin set;
- (5) thence North 6 deg. 45 min. 06 sec. East, 135.00 feet to an iron pin set;
- (6) thence South 79 deg. 31 min. 42 sec. East, 56.00 feet to a point;
- (7) thence South 1 deg. 02 min. 25 sec. West, 62.00 feet to a point;
- (8) thence South 35 deg. 48 min. 36 sec. East, 44.00 feet to a point;
- (9) thence South 9 deg. 58 min. 20 sec. West, 62.00 feet to a point;
- (10) thence North 83 deg. 32 min. 37 sec. West, 108.00 feet to a point;
- (11) thence South 61 deg. 08 min. 31 sec. West, 108.00 feet to a point;

Thence continuing through the bounds of said Village of Baltic parent tract and with a bound of the aforesaid Tuscarawas Water & Sewer District parent tract North 88 deg. 03 min. 47 sec. West, 123.85 feet to a point in the aforesaid C.R. #575 on the east bound of the aforesaid 130 Buena Vista Street, LLC lands and passing on line an iron pin set on a previous survey at 29.02 feet and at 84.41 feet;

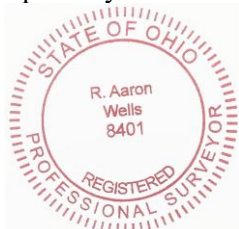
Thence with said road and with the east bound of said 130 Buena Vista Street, LLC lands North 06 deg. 25 min. 12 sec. East, 25.08 feet to the **TRUE PLACE OF BEGINNING**, containing **0.419 Acre** in said easement more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above-described easement consists of 0.070 acre out of AP #04-60000.001 and 0.349 acre out of AP #04-60000.003.

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 5854 for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 January 8, 2026.



Parcel Number: 0460000004

A handwritten signature in blue ink that reads "R. Aaron Wells".

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

**FILE DESCRIPTION**  
Holmes County Map Office  
6/22/2026