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

January 8, 2026

**Description of 6.348 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 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 bound of said Crosspointe Mennonite Church lands 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 being also at the **TRUE PLACE OF BEGINNING** of the tract herein to be described and passing on line a 1" iron pin found at 18.00 feet;

Thence with the west bound of the lands heretofore conveyed to the Tuscarawas Water & Sewer District (O.R. 289 – Pg. 2038) South 0 deg. 01 min. 28 sec. East, 225.00 feet to a point in a creek and passing on line an iron pin set on a previous survey at 199.94 feet;

Thence with the south bound of said Tuscarawas Water & Sewer District lands and with the meanderings of said creek North 50 deg. 32 min. 16 sec. East, 260.00 feet to a point on the east bank of another creek on a west bound of the lands heretofore conveyed to Trim, LLC (O.R. 291 – Pg. 6132) and passing on line an iron pin set on a previous survey at 207.58 feet;

Thence with the west bound of said Trim, LLC lands South 4 deg. 54 min. 45 sec. East, 222.43

feet to a 1" iron pin found on a west bound of the lands heretofore conveyed to the Ohio Central Railroad, Inc. (D.V. 240 – Pg. 204);

Thence with the west bound of said Ohio Central Railroad, Inc. lands and with the meanderings of a creek South 18 deg. 29 min. 04 sec. West, 580.56 feet to a point at the northeast corner of the lands heretofore conveyed to Jan K. Starkey & Lisa A. Starkey (O.R. 291 – Pg. 3462) with said point being located South 88 deg. 02 min. 49 sec. East, 16.08 feet from a 3/4" OD iron pipe found;

Thence leaving said creek and with the north bound of said Jan K. Starkey & Lisa A. Starkey lands North 88 deg. 02 min. 49 sec. West, 370.06 feet to a point in C.R. #575 – 60' R/W on the east bounds of the lands heretofore conveyed to 130 Buena Vista Street, LLC (O.R. 187 – Pg. 3307) and passing on line a 3/4" OD iron pipe found at 16.08 feet and a 1" iron pin found at 350.06 feet;

Thence with said road and with the east bounds of said 130 Buena Vista Street, LLC lands the following two courses;

- (1) thence North 8 deg. 46 min. 21 sec. East, 207.30 feet to a point;
- (2) thence North 6 deg. 25 min. 12 sec. East, 125.69 feet to a point at a westerly corner of the lands heretofore conveyed to the Tuscarawas Water & Sewer District (O.R. 289 – Pg. 2033) with said point being located North 88 deg. 03 min. 47 sec. West, 39.44 feet from an iron pin set on a previous survey;

Thence leaving said road and with the bounds of said Tuscarawas Water & Sewer District lands the following ten courses;

- (1) thence South 88 deg. 03 min. 47 sec. East, 94.83 feet to an iron pin set on a previous survey and passing on line an iron pin set on a previous survey at 39.44 feet;
- (2) thence with a curve to the right having a central angle of 68 deg. 07 min. 24 sec., a radius of 37.50 feet, an arc length of 44.59 feet and a chord which bears South 42 deg. 59 min. 38 sec. East for a distance of 42.01 feet to an iron pin set on a previous survey;
- (3) thence South 4 deg. 57 min. 37 sec. East, 62.35 feet to an iron pin set on a previous survey;
- (4) thence South 8 deg. 02 min. 29 sec. West, 135.00 feet to an iron pin set on a previous survey;
- (5) thence South 81 deg. 52 min. 07 sec. East, 85.50 feet to an iron pin set on a previous survey;
- (6) thence North 8 deg. 02 min. 29 sec. East, 135.00 feet to an iron pin set on a previous survey;
- (7) thence North 81 deg. 52 min. 07 sec. West, 59.83 feet to an iron pin set on a previous survey;
- (8) thence North 4 deg. 57 min. 37 sec. West, 68.92 feet to an iron pin set on a previous survey;
- (9) thence with a curve to the left having a central angle of 71 deg. 30 min. 19 sec., a radius of 62.50 feet, an arc length of 78.00 feet and a chord which bears North 43 deg. 47 min. 22 sec. West for a distance of 73.04 feet to an iron pin set on a previous survey;
- (10) thence North 88 deg. 03 min. 47 sec. West, 94.97 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 56.93 feet;

Thence with said road and with the east bounds of said 130 Buena Vista Street LLC lands and with the east bounds of the lands heretofore conveyed to Baltic Minerals (D.V. 258 – Pg. 962) North 6 deg. 25 min. 12 sec. East, 72.21 feet to a point with said point being located North 83 deg. 32 min. 37 sec. West, 25.50 feet from an iron pin set;

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

- (1) thence South 83 deg. 32 min. 37 sec. East, 231.45 feet to an iron pin set and passing on line an iron pin set at 25.50 feet;
- (2) thence North 6 deg. 45 min. 06 sec. East, 135.00 feet to an iron pin set;
- (3) thence with the meanderings of a creek North 69 deg. 09 min. 46 sec. West, 239.78 feet to a mag nail set in the aforesaid C.R. #575 on the east bound of the lands heretofore conveyed to Rachel D. Wengerd (O.R. 268 – Pg. 1237);

Thence with said road and with the east bound of said Rachel D. Wengerd lands North 6 deg. 25 min. 12 sec. East, 198.61 feet to a point at the southwest corner of the aforesaid Crosspointe Mennonite Church lands with said point being located South 89 deg. 27 min. 22 sec. West, 25.00 feet from an iron pin set on a previous survey;

Thence leaving said road and with the south bound of said Crosspointe Mennonite Church lands North 89 deg. 27 min. 22 sec. East, 233.54 feet (passing on line an iron pin set on a previous survey at 25.00 feet) to the **TRUE PLACE OF BEGINNING**, containing **6.348 Acres**, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Reserving unto the above-described tract a 0.089 acre ingress and egress easement to be used in common with others as described in Official Record 289 at Page 2042.

The above-described tract is subject to a 0.419 acre ingress and egress and equipment and material storage easement as surveyed by Ward & Emler Surveying, Inc. January 8, 2026.

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: 0460000005

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

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

**FILE DESCRIPTION**

Holmes County Map Office

6/22/2026