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

January 23, 2025

**Description of a 2.018 Acre Tract
To an Adjoiner Only**

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

Being located in Lot 4 in the Fourth Quarter of Township 10, Range 5 of the United States Military Lands and consisting of part of Tract 3 (PPN 1501083000) heretofore conveyed James W. Gertz, Trustee and Sharon L. Gertz, Trustee in Official Record 208, Page 471 of the Holmes County Official Records with the tract to be conveyed being more fully described as follows:

Commencing at a ¾" o.d. iron pipe (found) at the southwest corner of Lot 4;

Thence with the south line of Lot 4, S 87°59'44" E, 813.14 feet to a 5/8" iron pin capped "Ward 7356" (found) at the southwest corner of a tract conveyed to Kyle Allen Mast (O.R. 264, Pg. 1238);

Thence with the bounds of said tract the following two (2) courses;

- (1) Thence N 2°04'27" E, 105.05 feet to a 5/8" iron pin capped "Ward 7356" (found);
- (2) Thence S 87°55'33" E, 84.41 feet to an iron pin (set) being also the **TRUE PLACE OF BEGINNING** of the tract herein described;

Thence through the bounds of the aforesaid parent tract, N 19°31'44" E, 454.28 feet to a 5/8" iron pin capped "Ward 7356" (found) at a corner of a tract conveyed to Stonehouse Estates, LLC (O.R. 290, Pg. 5544);

Thence with the bounds of said tract the following three (3) courses;

- (1) Thence S 12°50'44" E, 198.12 feet to a 5/8" iron pin capped "Ward 7356" (found);
- (2) Thence S 36°49'45" E, 98.08 feet to a 5/8" iron pin capped "Ward 7356" (found);
- (3) Thence S 77°45'41" E, 218.88 feet to a point in SR 515 on a bound of Tract 1 conveyed to James W. Gertz, Trustee and Sharon L. Gertz, Trustee (O.R. 208, Pg. 471) and passing on line a 5/8" iron pin capped "Ward 7356" (found) at 184.99 feet;

Thence with said road and with a bound of said tract, S 21°55'18" W, 134.99 feet to a point being also located N 87°55'33" W, 11.41 feet from a railroad spike (found);

Thence with the north line of a tract conveyed to Kyle Allen Mast (O.R. 264, Pg. 1238), N 87°55'33" W, 418.48 feet to the **TRUE PLACE OF BEGINNING** and passing on line a ¾" o.d. iron pipe (found) at 20.00 feet, containing **2.018 acres** more or less, but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

To go to an adjoiner.

Bearings herein are oriented to the Ohio State Plane Coordinate System – North Zone – NAD 83 (2011). All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "Ward 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 on January 23, 2025.

See Holmes County Plat Volume 19, Page 5514 for survey.

Parcel Number: 1501083005


Samuel C. Ward
Professional Surveyor #7356

FILE DESCRIPTION
Holmes County Map Office
3/31/2025