

Samuel C. Ward, P.S. #7356
Randall A. Emler, P.S. #7760

WARD & EMLER SURVEYING, INC.
Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663-2512
(330) 364-5866 (voice)
E-mail: wesurvey@frontier.com

James R. Fouts, P.S. #8528
R. Aaron Wells, P.S. #8401

April 30, 2026

Description of a 17.000 Acre Tract
For
Dawn Butler

Situated in the Township of Walnut Creek, County of Holmes and the State of Ohio.

Being located in the northeast quarter of Section 24, T-9, R-4 of the United States Military Lands and being part of the premises as conveyed to Phantom Pines, LLC by Official Record 251 at Page 1972 (PPN 2600409000) of the Holmes County Deed Records, being more fully described as follows;

Commencing at a 5/8" iron pin (found) at the northwest corner of the northeast quarter of Section 24;

Thence with the west line of said quarter section line, South 01 deg. 10 min. 55 sec. West, 999.47 feet to a point at the southwest corner of the premises as conveyed to Jonathan Beachy & Rebecca Beachy (O.R.252, P.2700) and at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and with the bounds of said Beachy, the following 3 courses and distances;

- 1) South 88 deg. 17 min. 07 sec. East, 549.88 feet to a 5/8" iron pin (found), passing on line a 5/8" iron pin (found) at 0.24 feet;
- 2) North 1 deg. 10 min. 57 sec. East, 378.72 feet to a 5/8" iron pin (found);
- 3) South 88 deg. 19 min. 11 sec. East, 997.88 feet to a point in T.R. #422, passing on line a 5/8" iron pin (found) at 974.27 feet;

Thence with the aforesaid road and bounds of said Phantom Pines, LLC, South 8 deg. 17 min. 25 sec. West 633.44 feet to a point;

Thence leaving said road and through the lands of said Phantom Pines, LLC, North 88 deg. 17 min. 22 sec. West, 1469.38 feet to an iron pin (set) on the west line of said quarter section, passing on line an iron pin (set) at 25.94 feet;

Thence with the aforesaid quarter section line, North 1 deg. 10 min. 55 sec. East, 250.10 feet to the **TRUE PLACE OF BEGINNING** containing 17.000 Acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Bearings are oriented to the Ohio State Plane Coordinate System (North Zone – NAD 83) and all iron pins indicated (set) are 5/8"x 30" re-bars with orange plastic caps stamped "EMLER 7760".

Survey and description by Randall A. Emler, Professional Surveyor #7760 in April, 2026.

Survey recorded in Plat Volume 19 at Page 5886

PPN: 2600409005

FILE DESCRIPTION
Holmes County Map Office
8/4/2026

