

Description 49.264 acre parcel

Being part of the southeast quarter of Section 9 and the northeast and northwest quarters of Section 12, T-8 N, R-8 W, Killbuck Township, Holmes County, Ohio, also known as part of the lands conveyed to Eric A. Pyers, Co-Trustee and Mary G. Workman, Co-Trustee in O.R. 224 page 1086, PN 0800764000.

Described as follows:

Commencing at a 3/4 inch rebar found marking the northwest corner of the northwest quarter of Section 12, thence S 85 degrees 37' 14" E 626.25 feet along the section line to an iron pin set, thence S 00 degrees 52' 46" W 1297.72 feet (passing into the northwest quarter of Section 12) along Thomas M. Richards, Trustee (O.R. 63 page 358) and Christopher W. Richardson's (O.R. 23 page 752) east line to a stone found, thence S 85 degrees 25' 12" E 1427.00 feet along said Richardson and Mandy M. Miller, Co-Trustee and James C. Miller, Co-Trustee's (O.R. 292 page 356) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 00 degrees 52' 46" E 325.30 feet through the lands of said Pyers and Workman to an iron pin set;
- 2) N 44 degree 35' 32" E 854.27 feet (passing into the northeast quarter of Section 12) through the lands of said Pyers and Workman to an iron pin set;
- 3) N 02 degree 34' 26" E 779.21 feet (passing into the southeast quarter of Section 9) through the lands of said Pyers and Workman to a point in the center of C.R. 6, witnessed by an iron pin set S 02 degrees 34' 26" W 50.45 feet;
- 4) N 49 degrees 11' 10" E 200.00 feet along the centerline of C.R. 6 to a point;
- 5) N 44 degrees 46' 08" E 58.15 feet along the centerline of C.R. 6 to a point;
- 6) N 64 degrees 51' 31" E 127.15 feet along Vince R. Close, Co-Trustee and Adam J. Close, Co-Trustees' (O.R. 267 page 20) south line and along C.R. 6 to a point;
- 7) N 87 degrees 51' 15" E 139.60 feet along said Close's south line and along C.R. 6 to a point;
- 8) S 89 degrees 53' 00" E 227.13 feet along said Close and Thomas O. House's (D.V. 194 page 510) south line and along C.R. 6 to a point, witnessed by a 5/8 inch rebar found S 53 degrees 14' 09" E 35.05 feet;
- 9) S 53 degrees 14' 09" E 156.20 feet along Michael Dwaine Miller and Tammy L. Miller's (O.R. 283 page 7336) south line to a 5/8 inch rebar found;
- 10) S 00 degrees 56' 22" W 630.99 feet along the west line of Lot 1 of Killbuck Township Subdivision No. 2 (P. 19 page 4876) and along Joshua P. Truit and Ashten M. Truit's (O.R. 283 page 7345) west line to a 5/8 inch rebar found on the section line;
- 11) S 86 degrees 55' 58" E 145.03 feet along the section line to a 5/8 inch rebar found;

- 12) S 02 degrees 34' 26" W 1313.06 feet (passing into the northeast quarter of Section 12) along Lot 1 of said Killbuck Township Subdivision No. 2 and along said Truit and Michael Dwaine Miller and Tammy L. Miller's (O.R. 280 page 3200) west line to a 5/8 inch rebar found;
- 13) N 86 degrees 21' 26" W 1234.30 feet along Kevin S. Martin and Kimberly L. Martin (O.R. 283 page 5274) and Kevin S. Martin, Kimberly L. Martin, Denise D. Dorgan and Patricia S. Martin's (O.R. 283 page 5259 and O.R. 283 page 5274) north line to a 5/8 inch rebar found;
- 14) N 85 degrees 25' 12" W 283.54 feet (passing into the northwest quarter of Section 12), along said Mandy M. Miller, Co-Trustee and James C. Miller Co-Trustee's north line to the TRUE POINT OF BEGINNING.

This parcel contains 49.264 acres, but subject to all highways and easements of record. Containing 3.503 acres in the northwest quarter of Section 12, 33.697 acres in the northeast quarter of Section 12 and 12.064 acres in the southeast quarter of Section 9.

The above described 49.264 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 19 page 4876.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

See Holmes County Plat Book 19, page 5696 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 11, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0800764006

FILE DESCRIPTION

Holmes County Map Office
11/12/2025