

Description 49.265 acre parcel

Being part of the southeast and southwest quarters 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 1046.25 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) S 85 degrees 37' 14" E 210.64 feet along the section line to a 5/8 inch rebar found;
- 2) N 02 degree 16' 08" E 190.47 feet (passing into the southwest quarter of Section 9) along Eric A. Pyers and Paula A. Pyers' (O.R. 200 page 1570) east line to a 5/8 inch rebar found;
- 3) S 83 degree 04' 13" E 221.89 feet along Brandon D.T. Mackey and Shelbie L. Mackey's (O.R. 263 page 4608) south line to a 5/8 inch rebar found;
- 4) N 09 degrees 21' 50" E 25.87 feet along said Mackey's south line to a 5/8 inch rebar found;
- 5) S 81 degrees 51' 56" E 117.65 feet along said Mackey's south line to a 5/8 inch rebar found;
- 6) N 08 degrees 14' 49" E 101.93 feet along said Mackey's east line to a point in the center of C.R. 6, witnessed by a 5/8 inch rebar found S 08 degrees 14' 49" W 26.84 feet;
- 7) Along a curve to the right having a delta angle of 25 degrees 50' 24", R-450.00 feet, T-103.23 feet, Ch. Brg. – N 70 degrees 08' 15" W, Ch. – 201.23 feet along the centerline of C.R. 6 an arc distance of 202.95 feet to a point;
- 8) N 57 degrees 13' 02" W 185.93 feet along the centerline of C.R. 6 to a point, witnessed by a 5/8 inch rebar found N 02 degrees 16' 08" E 25.53 feet;
- 9) N 02 degrees 16' 08" E 184.30 feet along French Ridge Investments, LLC's (O.R. 200 page 1554) east line to a 5/8 inch rebar found;
- 10) S 74 degrees 48' 37" E 240.29 feet along said French Ridge Investments, LLC's south line to a 5/8 inch rebar found;
- 11) S 86 degrees 19' 09" E 1310.81 feet (passing into the southeast quarter of Section 9) along French Ridge Investments, LLC (O.R. 264 page 1638) and Vince R. Close, Co-Trustee and Adam J. Close, Co-Trustee's (O.R. 267 page 20) south line to a point in the center of C.R. 6, witnessed by a 5/8 inch rebar found N 86 degrees 19' 09" W 24.00 feet;

- 12) S 49 degrees 11' 10" W 200.00 feet along the centerline of C.R. 6 to a point, witnessed by an iron pin set S 02 degrees 34' 26" W 50.45 feet;
- 13) S 02 degrees 34' 26" W 779.21 feet (passing into the northeast quarter of Section 12) through the lands of said Pyers and Workman to an iron pin set;
- 14) S 44 degrees 35' 32" W 854.27 feet (passing into the northwest quarter of Section 12) through the lands of said Pyers and Workman to an iron pin set;
- 15) N 85 degrees 25' 12" W 1006.91 feet through the lands of said Pyers and Workman to an iron pin set;
- 16) N 00 degrees 52' 46" E 973.89 feet through the lands of said Pyers and Workman to the TRUE POINT OF BEGINNING.

This parcel contains 49.265 acres, but subject to all highways and easements of record. Containing 28.879 acres in the northwest quarter of Section 12, 2.493 acres in the northeast quarter of Section 12, 7.269 acres in the southeast quarter of Section 9 and 10.624 acres in the southwest quarter of Section 9.

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: 0800764007

FILE DESCRIPTION

Holmes County Map Office
11/12/2025