

Description 0.257 acre parcel

Being a part of the northwest quarter of Section 15, T-8 N, R-7 W, Killbuck Township, Holmes County, Ohio, also known as part of the lands conveyed to Clearview Investments, Ltd and Richard L. Fowler, Trustee and Betty L. Fowler, Trustee in Official Record vol. 209 page 405 and Official Record vol. 259 page 6259, PN 0800813000.

Described as follows:

Commencing at a point found marking the northeast corner of the northwest quarter of Section 15, thence N 87 degrees 53' 48" W 1091.72 feet along the section line to a stone found, thence S 04 degrees 26' 57" W 462.87 feet along Trustees of the Killbuck Cemetery Association's (D.V. 97 page 173) west line and along Trustees of Killbuck Cemetery Association's (D.V. 275 page 5) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 29 degrees 17' 18" E 150.83 feet along said Trustees of Killbuck Cemetery Association's west line to a 5/8 inch rebar found;
- 2) S 24 degrees 02' 18" W 55.79 feet along Clearview Investments, Ltd. and Richard L. Fowler, Trustee and Betty L. Fowler, Trustee's (O.R. 208 page 887 and O.R. 259 page 6259, PN 0800814001) north line to a 5/8 inch rebar found;
- 3) S 83 degrees 01' 15" W 188.05 feet partly along said Clearview Investment's, Ltd. and Fowler's (PN 0800814001) north line and partly through the lands of said Clearview Investments, Ltd. and Fowler (PN 0800813000) to a point in Railroad Street aka C.R. 35 and on H. Dean Gamertsfelder's (D.V. 168 page 44 and D.V. 187 page 29) east line, witnessed by an iron pin set N 83 degrees 01' 15" E 29.89 feet;
- 4) N 20 degrees 01' 52" W 22.83 feet along said Gamertsfelder's east line and along Railroad Street aka C.R. 35 to a point on the Village of Killbuck Corporation line and on said Clearview Investments, Ltd. and Fowler's (O.R. 209 page 405 and O.R. 259 page 6259, PN 0900443000) south line;
- 5) S 88 degrees 36' 24" E 128.90 feet along said Clearview Investments, Ltd. and Fowler's (PN 0900443000) south line and along the Village of Killbuck Corporation line to a point;
- 6) N 04 degrees 26' 57" E 187.60 feet along said Clearview Investments, Ltd. and Fowler's (PN 0900443000) east line and along the Village of Killbuck Corporation line to the TRUE POINT OF BEGINNING.

This parcel contains 0.257 acres, but subject to all highways and easements of record. To go to adjoiner.

The above described 0.257 acre parcel is granted the use of a 30 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

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Commencing at a point found marking the northeast corner of the northwest quarter of Section 15, thence N 87 degrees 53' 48" W 461.72 feet along the section line to a point, thence S 04 degrees 13' 27" W 465.98 feet along Trustees of the Killbuck Cemetery Association's (D.V. 97 page 173) east line and along Trustees of Killbuck Cemetery Association's (D.V. 275 page 5) east line to a point, thence S 62 degrees 16' 09" W

85.83 feet along said Trustees of Killbuck Cemetery Association's south line to a point, thence S 50 degrees 37' 46" W 83.40 feet along said Trustees of Killbuck Cemetery Association's south line to a 5/8 inch rebar found, thence S 60 degrees 20' 46" W 158.50 feet along said Trustees of Killbuck Cemetery Association's south line to a 5/8 inch rebar found, thence S 71 degrees 18' 29" W 262.27 feet along said Trustees of Killbuck Cemetery Association's south line to a 5/8 inch rebar found, thence S 83 degrees 01' 16" W 204.75 feet along Craig E. McCombs and Tracy L. McCombs' (O.R. 178 page 294) north line to a point on H. Dean Gamertsfelder's (D.V. 168 page 44 and D.V. 187 page 29) east line and in Railroad Street aka C.R. 35, thence N 20 degrees 01' 52" W 80.06 feet along said Gamertsfelder's east line and along Railroad Street aka C.R. 35 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot easement:

- 1) N 64 degrees 54' 56" E 43.35 feet through the lands of said Clearview Investments, Ltd. and Richard L. Fowler, Trustee and Betty L. Fowler, Trustee to a point;
- 2) N 41 degrees 25' 03" E 20.28 feet through the lands of said Clearview Investments, Ltd. and Richard L. Fowler, Trustee and Betty L. Fowler, Trustee to a point and THERE ENDS.

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.

See Holmes County Plat Book 19, page 4372 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

March 1, 2021



Donald C. Baker

P.S. 6938



Parcel Number: 0800813001

FILE DESCRIPTION
Holmes County Map Office
4/22/2021

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