

Description 0.677 acre parcel

Being part of the Village of Killbuck, situated in 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 Kirk Spurgeon in Official Record vol. 289 page 2489, PN 0900124000.

Described as follows:

Commencing at a point marking the southeast corner of the northwest quarter of Section 15, thence N 01 degree 20' 18" E 1511.91 feet along the quarter section line to a point in C.R. 35, thence S 80 degrees 11' 13" W 213.80 feet along Norman L. Sigler and Patricia A. Sigler's (O.R. 170 page 3393) north line to a point in U.S. 62, thence S 77 degrees 52' 01" W 376.88 feet along ESE Property, LLC's (O.R. 266 page 755) north line and partly along C.R. 35 to a point, thence S 76 degrees 26' 17" W 140.88 feet along the centerline of C.R. 35 to a point, thence S 81 degrees 44' 52" W 37.19 feet along the centerline of C.R. 35 to a point, thence N 89 degrees 24' 51" W 29.80 feet along the centerline of C.R. 35 to a point, thence N 78 degrees 12' 38" W 24.51 feet along the centerline of C.R. 35 to a point, thence N 70 degrees 28' 09" W 29.10 feet along the centerline of C.R. 35 to a point, thence N 58 degrees 52' 58" W 42.47 feet along the centerline of C.R. 35 to a point, thence N 49 degrees 40' 20" W 44.51 feet along the centerline of C.R. 35 to a point, thence N 41 degrees 49' 03" W 54.90 feet along the centerline of C.R. 35 to a point, thence N 36 degrees 11' 37" W 196.80 feet along the centerline of C.R. 35 to a R.R. spike found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 78 degrees 28' 04" W 30.00 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 78 degrees 28' 04" W 155.92 feet along ESE Property, LLC's (O.R. 286 page 1937) north line to a 5/8 inch rebar found;
- 2) N 06 degrees 48' 11" W 205.59 feet along Kirk Spurgeon and Sandra Gamertsfelder's (D.V. 225 page 614 and O.R. 289 page 2489) east line to a 5/8 inch rebar found;
- 3) N 76 degrees 40' 28" E 60.01 feet along Brian K. Claypool's (O.R. 277 page 6584) south line to a 5/8 inch rebar found;
- 4) N 20 degrees 02' 54" W 72.20 feet along said Claypool's east line to a 5/8 inch rebar found;
- 5) N 20 degrees 03' 20" W 187.88 feet along Leonard E. Moore's (O.R. 259 page 3747) east line to a P.K. nail found on Toro Investments, LLC's (O.R. 287 page 496) south line;
- 6) S 88 degrees 36' 24" E 21.49 feet along said Toro Investments, LLC's south line to a point in C.R. 35;
- 7) S 20 degrees 01' 52" E 254.58 feet along said Toro Investments, LLC's west line and along Clearview Investments, Ltd. and Rebecca W. Starr, Trustee of the Fowler

Family Trust's (O.R. 209 page 405, and O.R. 276 page 5438) west line and along Craig E. McCombs and Tracy L. McCombs' (O.R. 178 page 294) west line and along Joshua A. Wengerd, Trustee's (O.R. 280 page 3856) west line and along C.R. 35 to a R.R. spike found;

- 8) S 27 degrees 24' 08" E 215.60 feet along said Wengerd's west line and along Todd W. Kandel Construction, Ltd.'s (O.R. 283 page 3312) west line and along said ESE Property, LLC's west line and along C.R. 35 to the TRUE POINT OF BEGINNING.

This parcel contains 0.677 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5375 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 14, 2024


Donald C. Baker P.S. 6938



Parcel Number: 0900124001

FILE DESCRIPTION
Holmes County Map Office
9/6/2024

2 of 2