

Description 24.005 acre parcel

Being part of Lots 34 and 39, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Hipp Limited Partnership in Deed vol. 271 page 487, PN 0600301000 and PN 0601098000.

Described as follows:

Beginning at a stone found marking the northeast corner of Lot 34 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 00 degrees 58' 12" W 1354.35 feet along the lot line to a stone found marking the southeast corner of Lot 34;
- 2) S 01 degree 35' 35" W 165.26 feet along the lot line to a 1/2 inch pipe found;
- 3) S 01 degree 34' 55" W 207.42 feet along the lot line to an iron pin set on the north line of T.R. 336 aka Killdeer Drive and on Holmes County Ohio Board of Commissioners' (D.V. 233 page 930) north line;
- 4) S 68 degrees 52' 55" W 140.71 feet (passing into Lot 39) along the north line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' north line to a concrete monument found;
- 5) Along a curve to the right having a delta angle of 49 degrees 48' 04", R – 535.11 feet, Ch. Brg. – N 86 degrees 13' 03" W, Ch. – 450.61 feet along the north line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' north line an arc distance of 465.11 feet to a concrete monument found;
- 6) N 01 degree 01' 21" E 1761.49 feet (passing into Lot 34) through the lands of said Hipp Limited Partnership to an iron pin set on the lot line;
- 7) S 88 degrees 40' 07" E 582.86 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 24.005 acres, but subject to all highways and easements of record. Containing 18.138 acres in Lot 34 and 5.867 acres in Lot 39.

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 2, page 665 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938,  
July 17, 2024

Donald C. Baker P.S. 6938



Parcel Number: 0600301002

**FILE DESCRIPTION**  
Holmes County Map Office  
9/27/2024