

Description 42.701 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 northwest corner of Lot 34 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 88 degrees 40' 07" E 1315.55 feet along the lot line to an iron pin set;
- 2) S 00 degrees 11' 47" W 819.90 feet through the lands of said Hipp Limited Partnership to a 5/8 inch rebar found;
- 3) S 08 degrees 06' 26" E 251.67 feet along Michele R. Mullet's (O.R. 193 page 453) west line to a 5/8 inch rebar found;
- 4) S 08 degrees 13' 33" W 287.93 feet (passing into Lot 39) along said Mullet's west line to a 5/8 inch rebar found;
- 5) S 03 degrees 21' 17" E 287.05 feet along said Mullet's west line to a 5/8 inch rebar found on the west line of T.R. 336 aka Killdeer Drive and on Holmes County Ohio Board of Commissioners' (D.V. 233 page 930) west line;
- 6) Along a curve to the left having a delta angle of 10 degrees 17' 28", R – 280.00 feet, T – 25.21 feet, Ch. Brg. – S 39 degrees 08' 06" W, Ch. – 50.22 feet along the west line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' west line an arc distance of 50.22 feet to a point, witnessed by an iron pin set N 45 degrees 26' 31" W 24.71 feet;
- 7) N 45 degrees 26' 31" W 203.00 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 8) N 16 degrees 44' 30" W 197.04 feet through the lands of said Hipp Limited Partnership to an iron pin set on the lot line;
- 9) N 88 degrees 37' 44" W 1126.76 feet along the lot line to a stone found marking the southwest corner of Lot 34;
- 10) N 01 degree 31' 40" E 1352.51 feet along the lot line and partly along the Village of Millersburg corporation line to the TRUE POINT OF BEGINNING.

This parcel contains 42.701 acres, but subject to all highways and easements of record. Containing 41.559 acres in Lot 34 and 1.142 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: 0600301004

FILE DESCRIPTION

Holmes County Map Office

9/27/2024