

Description 5.241 acre parcel

Being part of Lot 44, 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 0601022000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 44, thence N 88 degrees 15' 09" W 64.86 feet along the lot line to an iron pin set, thence N 88 degrees 15' 09" W 256.24 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 01 degree 50' 20" W 260.55 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 2) S 46 degrees 25' 35" W 112.89 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 3) S 79 degrees 35' 08" W 170.55 feet through the lands of said Hipp Limited Partnership 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) east line;
- 4) Along a curve to the left having a delta angle of 43 degrees 22' 34", R – 110.00 feet, Ch. Brg. – N 63 degrees 27' 04" W, Ch. – 81.30 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 83.28 feet to a concrete monument found;
- 5) N 85 degrees 08' 21" W 177.13 feet 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;
- 6) Along a curve to the right having a delta angle of 46 degrees 23' 45", R – 423.66 feet, Ch. Brg. – N 61 degrees 56' 28" W, Ch. – 333.77 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 343.06 feet to an iron pin set;
- 7) N 58 degrees 52' 40" E 341.02 feet through the lands of said Hipp Limited Partnership to an iron pin set on the lot line;
- 8) S 88 degrees 15' 09" E 509.95 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 5.241 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 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: 0601022009

FILE DESCRIPTION
Holmes County Map Office
9/27/2024

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