

Description 1.069 acre parcel

Being part of the Village of Millersburg, situated in Lots 40 and 41, 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 0701812000 and PN 0701773000.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 40, thence S 88 degrees 35' 45" E 309.00 feet along the lot line to a point in S.R. 241 aka Massillon Road the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 88 degrees 35' 45" E 40.60 feet along the lot line to a point on the Village of Millersburg corporation line, witnessed by a 5/8 inch rebar found S 88 degrees 35' 45" E 25.63 feet;
- 2) Along a curve to the left having a delta angle of 08 degrees 55' 14", R – 455.84 feet, Ch. Brg. – S 29 degrees 11' 34" W, Ch. – 70.90 feet along the Village of Millersburg corporation line and along S.R. 241 aka Massillon Road and along said Hipp Limited Partnership's (PN 0600302000) west line an arc distance of 70.97 feet to a point;
- 3) S 24 degrees 43' 57" W 277.44 feet along the Village of Millersburg corporation line and along S.R. 241 aka Massillon Road and along said Hipp Limited Partnership's (PN 0600302000) west line to a point;
- 4) Along a curve to the right having a delta angle of 04 degrees 36' 41", R – 12512.38 feet, Ch. Brg. – S 27 degrees 02' 18" W, Ch. – 1006.80 feet (passing into Lot 41) along the Village of Millersburg Corporation line and along S.R. 241 aka Massillon Road and along said Hipp Limited Partnership's (PN 0600302000 and PN 0601230000) west line an arc distance of 1007.07 feet to an iron pin set;
- 5) N 89 degrees 38' 42" W 33.27 feet along Myron A. Hershberger's (O.R. 250 page 1610) north line to a point in S.R. 241 aka Massillon Road;
- 6) N 28 degrees 25' 15" E 273.95 feet along Village of Millersburg's (O.R. 187 page 26) east line and along JSJM Holdings, LLC's (O.R. 273 page 1991) and along S.R. 241 aka Massillon Road to a point;
- 7) N 27 degrees 33' 13" E 299.53 feet along said JSJM Holdings, LLC's east line and along S.R. 241 aka Massillon Road to a point on the lot line;
- 8) N 01 degree 51' 43" E 16.49 feet along said JSJM Holdings, LLC's east line and along the lot line to a point in S.R. 241 aka Massillon Road;
- 9) N 25 degrees 42' 49" E 764.13 feet (passing into Lot 40) along said JSJM Holdings, LLC's east line and along Amazing Grace Baptist Temple's (O.R. 175 page 1542)

east line and along S.R. 241 aka Massillon Road to the TRUE POINT OF BEGINNING.

This parcel contains 1.069 acres, but subject to all highways and easements of record. Containing 0.690 acres in Lot 40 and 0.379 acres in Lot 41. To go to adjoiner.

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 664 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: 0701812001

FILE DESCRIPTION

Holmes County Map Office
9/27/2024