

Description 21.048 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:

Commencing at a stone found marking the northwest corner of Lot 34, thence S 88 degrees 40' 07" E 1315.55 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 40' 07" E 717.37 feet along the lot line to an iron pin set;
- 2) S 01 degree 01' 21" W 1761.49 feet (passing into Lot 39) through the lands of said Hipp Limited Partnership to a concrete monument found 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;
- 3) N 61 degrees 19' 01" W 390.53 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;
- 4) N 06 degrees 33' 45" W 767.88 feet (passing into Lot 34) along Michele R. Mullet's (O.R. 193 page 453) east line to a 5/8 inch rebar found;
- 5) N 88 degrees 17' 43" W 258.30 feet along said Mullet's north line to a 5/8 inch rebar found;
- 6) N 00 degrees 11' 47" E 819.90 feet through the lands of said Hipp Limited Partnership to the TRUE POINT OF BEGINNING.

This parcel contains 21.048 acres, but subject to all highways and easements of record. Containing 18.444 acres in Lot 34 and 2.604 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: 0600301003

**FILE DESCRIPTION**

Holmes County Map Office

9/27/2024