

Description 29.667 acre parcel

Being part of Lot 23, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Hipp Limited Partnership in Deed vol. 271 page 543, PN 0600304000.

Described as follows:

Beginning at a 1/2 inch pipe found marking the southwest corner of Lot 23 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 00 degrees 49' 02" W 882.20 feet along the lot line to a 5/8 inch rod found;
- 2) N 88 degrees 17' 25" E 311.52 feet along William L. Morrison and Jennifer E. Morrison's (O.R. 196 page 2642) south line to a 5/8 inch rebar found;
- 3) N 43 degrees 30' 12" E 68.94 feet along said Morrison's east line to a 5/8 inch rod found;
- 4) S 88 degrees 17' 53" E 1146.28 feet along said Morrison's south line to a R.R. spike found in the center of T.R. 323, witnessed by a 5/8 inch rebar found N 88 degrees 17' 53" W 30.00 feet;
- 5) S 13 degrees 10' 19" W 956.67 feet along the centerline of T.R. 323 to a R.R. spike found on the lot line, witnessed by a 5/8 inch rebar found N 88 degrees 54' 54" W 27.16 feet;
- 6) N 88 degrees 54' 54" W 1274.26 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 29.667 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 19, page 4651 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
March 2, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 0600304003

**FILE DESCRIPTION**

Holmes County Map Office  
3/18/2022