

Description 7.151 acre parcel

Being part of Lots 39 and 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 0601098000 and PN 0601022000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of Lot 44 the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 01 degree 36' 28" W 488.86 feet along the lot line to a 1 inch rod found;
- 2) N 88 degrees 15' 46" W 282.07 feet along Pius Martin Felder and Manuela Felder's (O.R. 62 page 663) north line to a 1/2 inch pipe found;
- 3) N 01 degree 36' 28" E 17.68 feet along MTS Land Company, LLC's (O.R. 262 page 6216) east line to a 3/4 inch rebar found;
- 4) N 87 degrees 58' 54" W 257.88 feet along said MTS Land Company, LLC's north line to a 3/4 inch rebar found on the east line of T.R. 336 aka Killdeer Drive and on Holmes County Ohio Board of Commissioners' (D.V. 233 page 930) east line;
- 5) Along a curve to the left having a delta angle of 52 degrees 40' 49", R – 110.00 feet, Ch. Brg. – N 15 degrees 25' 22" W, Ch. – 97.61 feet along the east line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' east line an arc distance of 101.14 feet to an iron pin set;
- 6) N 79 degrees 35' 08" E 170.55 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 7) N 46 degrees 25' 35" E 112.89 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 8) N 01 degree 50' 20" E 752.24 feet (passing into Lot 39) through the lands of said Hipp Limited Partnership to an iron pin set on Paul D. Tennefoss and Alice A. Tennefoss' (O.R. 152 page 228) south line;
- 9) N 89 degrees 18' 08" E 108.51 feet along said Tennefoss' south line to a 1/2 inch pipe found;
- 10) S 79 degrees 59' 47" E 147.03 feet through the lands of said Hipp Limited Partnership to a 5/8 inch rebar found;
- 11) S 01 degree 33' 42" W 475.21 feet along Brian L. Raber and Saraetta R. Raber's (O.R. 267 page 2645) west line to an iron pin set on the lot line;
- 12) S 88 degrees 15' 09" E 64.86 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 7.151 acres, but subject to all highways and easements of record. Containing 2.865 acres in Lot 39 and 4.286 acres in Lot 44.

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: 0601022010

FILE DESCRIPTION
Holmes County Map Office
9/27/2024

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