

Description 8.102 acre parcel

Being part of Lot 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 0601098000.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 39, thence S 88 degrees 37' 44" E 667.50 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 37' 44" E 459.26 feet along the lot line to an iron pin set;
- 2) S 16 degrees 44' 30" E 197.04 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 3) S 45 degrees 26' 31" E 203.00 feet through the lands of said Hipp Limited Partnership to a point on the west line of T.R. 336 aka Killdeer Drive and on Holmes County Ohio Board of Commissioners' (D.V. 233 page 930) west line, witnessed by an iron pin set N 45 degrees 26' 31" W 24.71 feet;
- 4) Along a curve to the left having a delta angle of 29 degrees 22' 20", R – 280.00 feet, Ch. Brg. – S 19 degrees 18' 12" W, Ch. – 141.97 feet along the west line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' west line an arc distance of 143.54 feet to a concrete monument found;
- 5) S 04 degrees 37' 02" W 143.05 feet along the west line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' west line to an iron pin set;
- 6) N 89 degrees 37' 25" W 617.26 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 7) N 01 degree 24' 47" E 614.82 feet through the lands of said Hipp Limited Partnership to the TRUE POINT OF BEGINNING.

This parcel contains 8.102 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 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: 0601098010

FILE DESCRIPTION
Holmes County Map Office
9/27/2024