

Description 17.740 acre parcel

Being part of Lots 39, 40, 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, PN 0600302000, and PN 0601022000.

Described as follows:

Beginning at an iron pin set marking the southeast corner of Lot 40 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 88 degrees 15' 09" W 240.78 feet along the lot line to an iron pin set;
- 2) N 01 degree 22' 28" E 654.39 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 3) S 89 degrees 37' 25" E 913.83 feet (passing into Lot 39) through the lands of said Hipp Limited Partnership to an iron pin set;
- 4) S 01 degree 24' 47" W 436.83 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 5) S 87 degrees 23' 38" E 600.93 feet through the lands of said Hipp Limited Partnership to an iron pin set 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;
- 6) Along a curve to the left having a delta angle of 19 degrees 56' 18", R – 769.71 feet, Brg. – S 15 degrees 34' 06" E, Ch. – 266.50 feet (passing into Lot 44) 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 267.85 feet to an iron pin set;
- 7) N 87 degrees 23' 38" W 900.00 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 8) N 86 degrees 55' 04" W 451.48 feet through the lands of said Hipp Limited Partnership to the TRUE POINT OF BEGINNING.

This parcel contains 17.740 acres, but subject to all highways and easements of record. Containing 13.677 acres in Lot 39, 3.655 acre in Lot 40, and 0.408 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 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: 0601098013

FILE DESCRIPTION
Holmes County Map Office
9/27/2024