

Description 3.499 acre parcel

Being part of the Village of Millersburg, situated in the southeast quarter of Fractional Section 13, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to The St. John Evangelical & Reformed Church of Millersburg, Ohio in Deed vol. 132 page 561, PN 0701942000.

Described as follows:

Commencing at a stone found marking the northwest corner of the southeast quarter of Fractional Section 13, thence S 02 degrees 58' 45" W 1095.06 feet along the section line to a point in S.R. 39, thence S 65 degrees 55' 46" E 132.61 feet along J.D. Hipp Farms, Ltd.'s (O.R. 36 page 641) south line and along S.R. 39 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 21 degrees 49' 12" W 69.42 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 65 degrees 55' 46" E 609.24 feet along said J. D. Hipp Farms, Ltd.'s south line and along 2020 Construction, LLC's (O.R. 270 page 3240) south line and along Alexander Holdings, LLC's (O.R. 212 page 3485) south line and along S.R. 39 and partly along the Village of Millersburg corporation line to a point;
- 2) S 66 degrees 09' 44" E 40.59 feet along Kreath J. Stafford's (O.R. 281 page 3780) south line and along S.R. 39 and along the Village of Millersburg corporation line to a point, witnessed by a 5/8 inch rebar found S 70 degrees 49' 08" W 59.09 feet;
- 3) S 70 degrees 49' 08" W 509.49 feet along Hunter-Alexander Funeral Home, Inc's (D.V. 217 page 884) north line and along Norma I. Hartline's (O.R. 136 page 814) north line and along the Village of Millersburg corporation line to a 3/4 inch pipe found on Ronald Alexander, Trustee's (O.R. 281 page 681) north line;
- 4) N 67 degrees 59' 42" W 196.84 feet along said Alexander's north line and along the Village of Millersburg corporation line to an iron pin set;
- 5) N 15 degrees 51' 46" E 140.81 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to an iron pin set;
- 6) N 70 degrees 33' 25" W 53.42 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to an iron pin set;
- 7) N 21 degrees 49' 12" E 221.15 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to the TRUE POINT OF BEGINNING.

This parcel contains 3.499 acres, but subject to all highways and easements of record.

This parcel is subject to a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being part of the Village of Millersburg, situated in the southeast quarter of Fractional Section 13, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to The St. John Evangelical & Reformed Church of Millersburg, Ohio in Deed vol. 132 page 561, PN 0701942000.

Commencing at a stone found marking the northwest corner of the southeast quarter of Fractional Section 13, thence S 02 degrees 58' 45" W 1095.06 feet along the section line to a point in S.R. 39, thence S 65 degrees 55' 46" E 709.75 feet along J.D. Hipp Farms, Ltd.'s (O.R. 36 page 641) south line and along 2020 Construction, LLC's (O.R. 270 page 3240) south line and along Alexander Holdings, LLC's (O.R. 212 page 3485) south line and along S.R. 39 and partly along the Village of Millersburg corporation line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 30 foot easement:

- 1) S 47 degrees 58' 06" W 89.32 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to a point;
- 2) S 70 degrees 49' 08" W 368.49 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to a point;
- 3) N 67 degrees 59' 42" W 192.82 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 19 page 620.

See Holmes County Plat Book 19, page 4776 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 11, 2022


Donald C. Baker P.S. 6938



Parcel Number: 0701942001

FILE DESCRIPTION
Holmes County Map Office
8/24/2022