

Description 2.281 acre parcel

Being part of the Village of Millersburg, situated in the southeast quarter of Fractional Section 13 and Lot 1, Third Quarter, 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 and PN 0701943000.

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 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 02 degrees 58' 45" W 28.17 feet.

thence with the following EIGHT (8) COURSES:

- 1) 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, witnessed by an iron pin set S 21 degrees 49' 12" W 69.42 feet;
- 2) S 21 degrees 49' 12" W 221.15 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to an iron pin set;
- 3) S 70 degrees 33' 25" E 53.42 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to an iron pin set;
- 4) S 15 degrees 51' 46" W 140.81 feet through the lands of said The St. John Evangelical & Reformed Church of Millersburg, Ohio to an iron pin set on Ronald Alexander, Trustee's (O.R. 281 page 681) north line and on the Village of Millersburg corporation line;
- 5) N 67 degrees 59' 42" W 466.90 feet (passing into Lot 1, Third Quarter) along said Alexander's north line and along the Village of Millersburg corporation line to a 5/8 inch rebar found;
- 6) N 31 degrees 53' 20" E 53.50 feet along Norma I. Hartline's (O.R. 136 page 814) east line and along the Village of Millersburg corporation line to a 5/8 inch rebar found;
- 7) N 69 degrees 38' 16" E 374.00 feet along said Hartline's south line and along the Village of Millersburg corporation line to a 5/8 inch rebar found on the lot line;
- 8) N 02 degrees 58' 45" E 62.20 feet along the lot line and along the Village of Millersburg corporation line to the TRUE POINT OF BEGINNING.

This parcel contains 2.281 acres, but subject to all highways and easements of record. Containing 1.507 acres in Lot 1, Third Quarter and 0.774 acres in Section 13.

Also granting 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: 0701943001

**FILE DESCRIPTION**

Holmes County Map Office

8/24/2022