

Description – Lot 7

Being Lot 7 of Hipp Subdivision recorded in Plat Book 2 Page
664, of the Holmes County Plat Records.

Lot 7 contains 35.344 acres, but is subject to all highways and easements of record. Containing 1.476 acres in Lot 39, 27.024 acres in Lot 40, and 6.844 acres in Lot 45.

Hipp Subdivision is situated in part of Lot 793 in the Village of Millersburg, and in the northwest quarter of Section 11, and in Lots 34, 39, 40, 44, and 45, First Quarter, T-9 N, R-7 W, and in the northwest quarter of Fractional Section 15, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio.

Note: Lot 7 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Lot 7 has access by and is subject to a 50 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a 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.

Commencing at a stone found marking the northwest corner of Lot 39, thence S 88 degrees 37' 44" E 1126.76 feet along the lot line to an iron pin set, thence S 16 degrees 44' 30" E 197.04 feet through the lands of said Hipp Limited Partnership to an iron pin set, thence 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, thence 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, thence 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, thence S 04 degrees 37' 02" W 25.07 feet along the west line of T.R. 366 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' west line to a point the TRUE POINT OF BEGINNING.

thence N 89 degrees 37' 25" W 1000.00 feet through the lands of said Hipp Limited Partnership and along the centerline of a 50 foot common access easement 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 Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 17, 2024


Donald C. Baker P.S. 6938



Parcel Number: 0600302002

FILE DESCRIPTION
Holmes County Map Office
9/27/2024