

Description 54.565 acre parcel

Being part of Lots 40, 41 and 45, 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 0600302000, PN 0601230000, and PN 0600303000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of Lot 41 the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 01 degree 34' 48" E 100.00 feet along the lot line to a 5/8 inch rebar found;
- 2) N 89 degrees 38' 42" W 221.66 feet along Myron A. Hershberger's (O.R. 250 page 1610) north line to an iron pin set in S.R. 241 aka Massillon Road;
- 3) Along a curve to the left having a delta angle of 04 degrees 36' 41", R – 12512.38 feet, Ch. Brg. – N 27 degrees 02' 18" E, Ch. – 1006.80 feet (passing into Lot 40) along the Village of Millersburg corporation line along said Hipp Limited Partnership's (PN 0701773000 and PN 0701812000) east line and along S.R. 241 aka Massillon Road an arc distance of 1007.07 feet to a point;
- 4) N 24 degrees 43' 57" E 277.44 feet along the Village of Millersburg corporation line and along said Hipp Limited Partnership's (PN 0701812000) east line and along S.R. 241 aka Massillon Road to a point;
- 5) Along a curve to the right having a delta angle of 08 degrees 55' 14", R – 455.84 feet, Ch. Brg. – N 29 degrees 11' 34" E, Ch. – 70.90 feet along the Village of Millersburg corporation line and along said Hipp Limited Partnership's (PN 0701812000) east line and along S.R. 241 aka Massillon Road an arc distance of 70.97 feet to a point on the lot line, witnessed by a 5/8 inch rebar found S 88 degrees 35' 45" E 25.63 feet;
- 6) S 88 degrees 35' 45" E 1121.17 feet along the lot line and along the Village of Millersburg corporation line to an iron pin set;
- 7) S 01 degree 22' 28" W 1672.56 feet (passing into Lot 45) through the lands of said Hipp Limited Partnership (PN 0600302000 and PN 0600303000) to an iron pin set;
- 8) N 88 degrees 27' 08" W 1480.43 feet through the lands of said Hipp Limited Partnership (PN 0600303000) to a point on the lot line and on the Village of Millersburg corporation line, witnessed by an iron pin set S 88 degrees 27' 08" E 6.47 feet;
- 9) N 01 degree 36' 21" E 347.72 feet along the lot line and along the Village of Millersburg corporation line to the TRUE POINT OF BEGINNING.

This parcel contains 54.565 acres, but subject to all highways and easements of record.

Containing 41.747 acres in Lot 40, 1.094 acres in Lot 41, and 11.724 acres in Lot 45.

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: 0600302003

FILE DESCRIPTION
Holmes County Map Office
9/27/2024

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