

Description – Lot 8-A

Being Lot 8-A of Hipp Subdivision recorded in Plat Book 2 Page 664, of the Holmes County Plat Records.

Lot 8-A contains 38.168 acres in Lot 45, but is subject to all highways and easements of record.

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 8-A is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 8-A and Lot 8-B must transfer together.

Lot 8-A is subject to and has access by a 45 foot easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of Lot 793 in the Village of Millersburg and Lot 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 0700476000 and PN 0600303000.

Commencing at a stone found on the Village of Millersburg corporation line marking the southwest corner of Lot 45, thence S 88 degrees 27' 08" E 797.32 feet along the lot line and along the Village of Millersburg corporation line to an iron pin set, thence S 01 degree 47' 58" W 115.49 feet (passing into Lot 793 in the Village of Millersburg) along Hannah Y. Yoder and Larisa L. Yoder's (O.R. 286 page 3564) east line to a 5/8 inch rebar found on the north line of Northern Drive and on the south line of Lot 793, thence S 88 degrees 29' 44" E 22.50 feet along the north line of Northern Drive and along the south line of Lot 793 to a point the TRUE POINT OF BEGINNING.

thence N 01 degree 47' 58" E 200.00 feet through the lands of said Hipp Limited Partnership and along the centerline of a 45 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: 0600303001

FILE DESCRIPTION
Holmes County Map Office
9/27/2024