

Description 32.710 acre parcel

Being part of Lots 44 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 0601022000 and PN 0600303000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of Lot 45 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 88 degrees 27' 08" W 234.77 feet along the lot line to an iron pin set;
- 2) N 01 degree 22' 28" E 1370.30 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 3) S 88 degrees 15' 09" E 240.78 feet along the lot line to an iron pin set marking the northeast corner of Lot 45;
- 4) S 86 degrees 55' 04" E 451.48 feet (passing into lot 44) through the lands of said Hipp Limited Partnership to an iron pin set;
- 5) S 87 degrees 23' 38" E 900.00 feet through the lands of said Hipp Limited Partnership to an iron pin set 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;
- 6) Along a curve to the left having a delta angle of 04 degrees 18' 42", R – 769.71 feet, Ch. Brg. – S 27 degrees 41' 37" E, Ch. – 57.91 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 57.92 feet to a concrete monument found;
- 7) N 87 degrees 23' 38" W 476.17 feet along Group 241, LLC's (O.R. 282 page 900) north line to a 5/8 inch rebar found;
- 8) S 04 degrees 00' 31" W 646.40 feet along said Group 241, LLC's west line and along Thomas Eugene Wengerd and Marilyn Faye Wengerd's (O.R. 207 page 2786) west line to a 5/8 inch rebar found on Antje Carina Della Gola Bigliotti and Ivo Alois Della Gola Bigliotti's (O.R. 215 page 2766) north line;
- 9) N 89 degrees 32' 17" W 188.71 feet along said Bigliotti's north line to a 5/8 inch rebar found;
- 10) S 02 degrees 18' 36" W 651.23 feet along said Bigliotti's west line to an iron pin set on the lot line;
- 11) N 88 degrees 19' 20" W 680.14 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 32.710 acres, but subject to all highways and easements of record.

Containing 25.232 acres in Lot 44 and 7.478 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: 0601022011

FILE DESCRIPTION
Holmes County Map Office
9/27/2024