

Description 6.474 acre parcel

Being 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.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 39, thence N 88 degrees 15' 09" W 64.86 feet along the lot line to an iron pin set, thence N 88 degrees 15' 09" W 256.24 feet along the lot line to an iron pin set, thence N 01 degree 50' 20" E 254.74 feet through the lands of said Hipp Limited Partnership to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 88 degrees 09' 40" W 989.96 feet through the lands of said Hipp Limited Partnership to an iron pin set on the east line of T.R. 336 aka Killdeer Drive and on Holmes County Ohio Board of Commissioners' (D.V. 233 page 930) east line;
- 2) Along a curve to the right having a delta angle of 08 degrees 39' 12", R – 719.71 feet, Ch. Brg. – N 00 degrees 17' 26" E, Ch. – 108.59 feet along the east line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' east line an arc distance of 108.70 feet to a concrete monument found;
- 3) N 04 degrees 37' 02" E 247.51 feet along the east line of T.R. 336 aka Killdeer Drive and along said Holmes County Ohio Board of Commissioners' east line to an iron pin set;
- 4) S 79 degrees 41' 14" E 848.81 feet through the lands of said Hipp Limited Partnership to a 1/2 inch pipe found;
- 5) N 89 degrees 18' 08" E 141.49 feet along Paul D. Tennefoss and Alice A. Tennefoss' (O.R. 152 page 228) south line to an iron pin set;
- 6) S 01 degree 50' 20" W 236.95 feet through the lands of said Hipp Limited Partnership to the TRUE POINT OF BEGINNING.

This parcel contains 6.474 acres, but subject to all highways and easements of record.

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 665 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: 0601098008

FILE DESCRIPTION
Holmes County Map Office
9/27/2024