

Description 6.507 acre parcel

Being part of Lots 39 and 44, 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 and PN 0601022000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 44, 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 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 88 degrees 15' 09" W 509.95 feet along the lot line to an iron pin set;
- 2) S 58 degrees 52' 40" W 341.02 feet (passing into Lot 44) 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;
- 3) Along a curve to the right having a delta angle of 08 degrees 53' 38", R – 423.66 feet, Ch. Brg. – N 34 degrees 17' 47" W, Ch. – 65.70 feet along the east line of T.R. 336 aka Killdeer Drive and along said Holmes County Board of Commissioners' east line an arc distance of 65.76 feet to a concrete monument found;
- 4) N 29 degrees 50' 58" W 98.29 feet along the east line of T.R. 336 aka Killdeer Drive and along said Holmes County Board of Commissioners' east line to a concrete monument found;
- 5) Along a curve to the right having a delta angle of 25 degrees 48' 48", R – 719.71 feet, Ch. Brg. – N 16 degrees 56' 34" W, Ch. – 321.51 feet (passing into Lot 39) along the east line of T.R. 336 aka Killdeer Drive and along said Holmes County Board of Commissioners' east line an arc distance of 324.25 feet to an iron pin set;
- 6) S 88 degrees 09' 40" E 989.96 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 7) S 01 degree 50' 20" W 254.74 feet through the lands of said Hipp Limited Partnership to the TRUE POINT OF BEGINNING.

This parcel contains 6.507 acres, but subject to all highways and easements of record. Containing 5.634 acres in Lot 39 and 0.873 acres in Lot 44.

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: 0601098009

FILE DESCRIPTION

Holmes County Map Office
9/27/2024