

Description 6.206 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 an iron pin set marking the southwest corner of Lot 39, thence S 88 degrees 15' 09" E 1339.40 feet along the lot line to a point 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, thence along a curve to the right having a delta angle of 17 degrees 56' 43", R – 769.71 feet, T – 121.53 feet, Ch. Brg. – N 14 degrees 34' 19" W, Ch. – 240.09 feet along the west line of T.R. 336 aka Killdeer Drive and along said Holmes County Board of Commissioners' west line an arc distance of 241.08 feet to an iron pin set the TRUE POINT OF BEGINNING.


thence with the following FIVE (5) COURSES:

- 1) N 87 degrees 23' 38" W 600.93 feet through the lands of said Hipp Limited Partnership (PN 0601098000) to an iron pin set;
- 2) N 01 degree 24' 47" E 436.83 feet through the lands of said Hipp Limited Partnership to an iron pin set;
- 3) S 89 degrees 37' 25" E 614.45 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 said Holmes County Board of Commissioners' west line;
- 4) S 04 degrees 37' 02" W 323.97 feet along the west line of T.R. 336 aka Killdeer Drive and along said Holmes County Board of Commissioners' west line to a concrete monument found;
- 5) Along a curve to the left having a delta angle of 10 degrees 13' 00", R – 769.71 feet, Ch. Brg. – S 00 degrees 29' 28" E, Ch. – 137.07 feet along the west line of T.R. 336 aka Killdeer Drive and along said Holmes County Board of Commissioners' west line an arc distance of 137.25 feet to the TRUE POINT OF BEGINNING.

This parcel contains 6.206 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 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: 0601098011

FILE DESCRIPTION
Holmes County Map Office
9/27/2024