

Description 14.706 acre parcel

Being part of Outlots 10, 13, 14, 16, and 17 in the Village of Millersburg, situated in the northeast quarter of Section 12 and in Lot 46, 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, Beth Ladrach, and Ronda P. Steimel, Trustee in Deed vol. 271 page 512, Official Record vol. 169 page 818, and Official Record vol. 286 page 4723, PN 0701105000.

Described as follows:

Commencing at a stone found marking the southeast corner of Lot 46, thence N 01 degree 36' 21" E 528.98 feet along the lot line to a 5/8 inch rebar found, thence N 88 degrees 30' 25" W 373.94 feet along Myron A. Hershberger's (O.R. 250 page 1610) south line and along the south line of Outlot 18 in the Village of Millersburg to a point in a creek the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 30' 25" E 4.55 feet, also witnessed by an iron pin set N 88 degrees 30' 25" W 17.98 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 01 degree 36' 21" W 1530.84 feet (passing through Outlots 17, 16, 14, 13, and 10 and passing into the northeast quarter of Section 12) through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to an iron pin set on the north line of Outlot 8 in the Village of Millersburg and on Board of Education of the Millersburg-Hardy Village School District's (D.V. 99 page 134) north line;
- 2) N 89 degrees 14' 02" W 405.69 feet along the north line of said Outlot 8 and along said Board of Education of the Millersburg-Hardy Village School District's north line and along the north line of Lot 586 in the Village of Millersburg and along Millersburg-Hardy Board of Education's (D.V. 123 page 553) north line to a 1/2 inch pipe found;
- 3) N 00 degrees 39' 33" E 90.16 feet along Scott A. Lester and Bonnie Lester's (O.R. 274 page 2727) east line to a 5/8 inch rebar found;
- 4) N 01 degree 14' 48" W 348.60 feet (passing into Outlot 13) along said Lester's east line and along Village of Millersburg's (D.V. 59 page 4 and D.V. 76 page 131) east line to a 1/2 inch pipe found;
- 5) N 88 degrees 28' 30" W 144.85 feet along said Village of Millersburg's (D.V. 76 page 131) north line to an iron pin set on the east line of S.R. 241, witnessed by an iron pin set S 88 degrees 28' 30" E 20.74 feet;
- 6) N 16 degrees 53' 29" E 1138.42 feet (passing into Lot 46, First Quarter) along the west line of Outlots 13, 14, 16, and 17 to an iron pin set;
- 7) S 88 degrees 30' 25" E 269.21 feet along the south line of Outlot 18 and along said Hershberger's south line to the TRUE POINT OF BEGINNING.

This parcel contains 14.706 acres, but subject to all highways and easements of record. Containing 3.295 acres in Outlot 10, 3.770 acres in Outlot 13, 3.512 acres in Outlot 14, 2.283 acres in Outlot 16, and 1.846 acres in Outlot 17.

This parcel is granted the use of an existing 12 foot easement recorded in Plat vol. 6 page 82.

This parcel is subject to a 20 foot easement for the purpose of ingress and egress, containing 0.187 acres, further described as follows:

Being part of Outlots 13 and 14 in the Village of Millersburg, situated in the northeast quarter of Section 12, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee in Deed vol. 271 page 512, Official Record vol. 169 page 818, and Official Record vol. 286 page 4723, PN 0701105000.

Commencing at a stone found marking the southeast corner of Lot 46, First Quarter, thence N 88 degrees 18' 34" W 787.05 feet along the lot line to a point on the east line of S.R. 241, thence S 16 degrees 53' 29" W 182.63 feet (passing into the northeast quarter of Section 12) along the east line of S.R. 241 and along the west line of Outlot 14 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the bounds of said 20 foot easement:

- 1) S 73 degrees 06' 31" E 20.00 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to an iron pin set;
- 2) S 16 degrees 53' 29" W 404.43 feet (passing into Outlot 13) through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to an iron pin set on Village of Millersburg's (D.V. 76 page 131) north line;
- 3) N 88 degrees 28' 30" W 20.74 feet along said Village of Millersburg's north line to an iron pin set on the east line of S.R. 241;
- 4) N 16 degrees 53' 29" E 409.93 feet along the east line of S.R. 241 to the TRUE POINT OF BEGINNING.

This parcel is also granted the use of a 1.130 acre utility easement, further described as follows:

Being part of Outlots 12 and 13 in the Village of Millersburg, situated in the northeast quarter of Section 12 and the northwest quarter of Section 11, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee in Deed vol. 271 page 512, Official Record vol. 169 page 818, and Official Record vol. 286 page 4723, PN 0701105000 and PN 0701168001 and part of the lands conveyed to Hipp Limited Partnership in Deed vol. 271 page 487, PN 0701864000.

Commencing at a stone found marking the southwest corner of Lot 45, First Quarter, thence S 88 degrees 27' 08" E 214.26 feet along the lot line to an iron pin set, thence S 88 degrees 27' 08" E 501.89 feet along the lot line to a point, thence S 02 degrees 03' 31" E 135.91 feet (passing into the northwest quarter of Section 11) along Hannah Y. Yoder and Larisa L. Yoder's (O.R. 286 page 3564) west line to a 5/8 inch rebar found, thence S 88 degrees 24' 54" E 66.00 feet along said Yoder's south line to a 5/8 inch rebar found on the west line of Lakeview Drive, thence S 02 degrees 11' 31" W 291.39 feet along the west line of Lakeview Drive to a point the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 02 degrees 11' 31" W 40.00 feet along the west line of Lakeview Drive to a point;
- 2) N 88 degrees 27' 08" W 59.77 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point;
- 3) S 01 degree 32' 52" W 69.00 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point;
- 4) N 88 degrees 27' 08" W 40.00 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point;
- 5) N 01 degree 32' 52" E 69.00 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point;
- 6) N 88 degrees 27' 08" W 1061.62 feet (passing through Outlot 12 and into Outlot 13 and into the northeast quarter of Section 12) through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point;
- 7) N 01 degree 36' 21" E 40.00 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point;

8) S 88 degrees 27' 08" E 1161.80 feet (passing through Outlot 12 and into the northwest quarter of Section 11) through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to the TRUE POINT OF BEGINNING.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5620 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 23, 2025



Aaron L. Gerber P.S. 8379



Parcel Number: 0701105001

FILE DESCRIPTION
Holmes County Map Office
8/19/2025