

Description 10.598 acre parcel

Being part of Outlots 12, 13, 14, 15, 16, and 17 in the Village of Millersburg, situated in the northeast quarter of Section 12, the northwest quarter of Section 11, 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:

Beginning at a stone found marking the southeast corner of Lot 46 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 27' 08" E 214.26 feet along the lot line to an iron pin set;
- 2) S 01 degree 03' 05" W 447.07 feet (passing through Outlot 15 and into Outlot 12 and passing into the northwest quarter of Section 11) through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to an iron pin set;
- 3) N 88 degrees 27' 08" W 592.53 feet (passing into Outlot 13 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;
- 4) N 01 degree 36' 21" E 975.67 feet (passing through Outlots 13, 14, 16, and 17 and passing into Lot 46, First Quarter) through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to a point in a creek on Myron A. Hershberger's (O.R. 250 page 1610) south line and on the south line of Outlot 18, witnessed by an iron pin set S 88 degrees 30' 25" E 4.55 feet;
- 5) S 88 degrees 30' 25" E 373.94 feet along said Hershberger's south line and along the south line of Outlot 18 to a 5/8 inch rebar found on the lot line;
- 6) S 01 degree 36' 21" W 528.98 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 10.598 acres, but subject to all highways and easements of record. Containing 0.936 acres in Outlot 12, 0.729 acres in Outlot 13, 1.972 acres in Outlot 14, 2.425 acres in Outlot 15, 2.268 acres in Outlot 16, and 2.268 acres in Outlot 17.

This parcel is subject to and 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 5260 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 23, 2025

AL
Aaron L. Gerber P.S. 8379



Parcel Number: 0701105002

FILE DESCRIPTION
Holmes County Map Office
8/19/2025