

Description 7.532 acre parcel

Being part of Outlots 10, 11, 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.

Described as follows:

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 349.70 feet along the lot line to a point, thence S 01 degree 12' 01" W 841.23 feet (passing through Outlots 15 and 12 and into Outlot 11 and passing into the northwest quarter of Section 11) along Hipp Limited Partnership's (D.V. 271 page 487) west line to a point, thence N 88 degrees 47' 47" W 335.63 feet along Ruby Baird's (O.R. 258 page 1688) north line and along Kyle B. Beachy and Megan E. Stryker's (O.R. 270 page 5753) north line to a 1/2 inch pipe found, thence N 01 degree 03' 05" E 396.20 feet (passing into Outlot 12) along the east line of Taylor Alley to an iron pin set, thence N 01 degree 03' 05" E 116.66 feet along the east line of Taylor Alley to a 1/2 inch pipe found, thence N 88 degrees 24' 13" W 11.88 feet along the north line of Taylor Alley to a 1/2 inch pipe found, thence S 01 degree 03' 05" W 116.67 feet along the west line of Taylor Alley to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 01 degree 03' 05" W 547.52 feet (passing into Outlot 11) along the west line of Taylor Alley to a 5/8 inch rebar found;
- 2) N 89 degrees 08' 56" W 330.00 feet along the north line of Outlot 7 in the Village of Millersburg and along Brambly Hedge Knoll Condominium's (D.V. 276 page 35, D.V. 276 page 39, O.R. 184 page 3100, and O.R. 199 page 888) north line to a 5/8 inch rebar found on the section line;
- 3) N 89 degrees 14' 02" W 267.88 feet (passing into the northeast quarter of Section 12) along the north line of Outlot 8 in the Village of Millersburg and along Board of Education of the Millersburg-Hardy Village School District's (D.V. 99 page 134) north line to an iron pin set;
- 4) N 01 degree 36' 21" E 555.17 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;
- 5) S 88 degrees 27' 08" E 592.53 feet through the lands of said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee to the TRUE POINT OF BEGINNING.

This parcel contains 7.532 acres, but subject to all highways and easements of record. Containing 2.135 acres in Outlot 10, 2.638 acres in Outlot 11, 1.514 acres in Outlot 12, and 1.245 acres in Outlot 13.

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 5620 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: 0701105003

FILE DESCRIPTION
Holmes County Map Office
8/19/2025