

Description 4.990 acre parcel

Being part of Outlots 11 and 12 in the Village of Millersburg, situated in the northwest quarter of Section 11, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio.

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 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 311.39 feet along the west line of Lakeview Drive to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 02 degrees 11' 31" W 368.95 feet along the west line of Lakeview Drive to a 5/8 inch rebar found;
- 2) N 82 degrees 32' 54" W 105.23 feet along Kelly Hochstetler's (O.R. 275 page 6934) north line to a 5/8 inch rebar found;
- 3) N 00 degrees 11' 29" W 17.00 feet along David Peight and Suzanne Peight's (O.R. 250 page 5299) east line to a 5/8 inch rebar found;
- 4) S 87 degrees 06' 28" W 92.86 feet along said Peight's north line to a 5/8 inch rebar found;
- 5) S 01 degree 12' 01" W 454.77 feet along said Peight's west line to a 5/8 inch rebar found;
- 6) N 88 degrees 27' 08" W 16.50 feet along S.R. 39 and U.S. 62 to an iron pin set;
- 7) N 01 degree 12' 01" E 408.90 feet along Micah J. Roach, Co-Trustee and Caleb P. Roach, Co-Trustee's (O.R. 278 page 6682) east line and along Ruby Baird's (O.R. 258 page 1688) east line to a point, witnessed by a 1/2 inch rebar found N 88 degrees 47' 47" W 11.58 feet;
- 8) N 88 degrees 47' 47" W 335.63 feet (passing into Outlot 11) along said Baird's 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 on the east line of Taylor Alley;
- 9) 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;
- 10) S 88 degrees 27' 08" E 557.19 feet (passing into the northwest quarter of Section 11) to the TRUE POINT OF BEGINNING.

This parcel contains 4.990 acres, but subject to all highways and easements of record. Containing 1.941 acres in Section 11, 1.536 acres in Outlot 11 and 1.513 acres in Outlot 12.

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



Aaron L. Gerber P.S. 8379



Parcel Number: 0701105005

FILE DESCRIPTION
Holmes County Map Office
8/19/2025