

Description 0.474 acre parcel

Being part of the Village of Millersburg, situated in the northwest quarter of Section 11, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Hipp Limited Partnership in Deed vol. 271 page 487, PN 0701864000.

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 the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found S 01 degree 12' 01" W 0.48 feet.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 27' 08" E 16.50 feet along the lot line to a point, witnessed by a 5/8 inch rebar found S 01 degree 12' 01" W 0.46 feet;
- 2) S 01 degree 12' 01" W 1250.13 feet (passing into the Northwest Quarter of Section 11) along Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee's (D.V. 271 page 512, O.R. 169 page 818, and O.R. 286 page 4723) west line and along David Peight and Suzanne Peight's (O.R. 250 page 5299) west line to a 5/8 inch rebar found;
- 3) N 88 degrees 27' 08" W 16.50 feet along S.R. 39 and U.S. 62 to an iron pin set;
- 4) N 01 degree 12' 01" E 1250.13 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 and along said Hipp Limited Partnership, Beth Ladrach, and Ronda P. Steimel, Trustee's east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.474 acres, but subject to all highways and easements of record. To go to adjoiner.

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: 0701864001

FILE DESCRIPTION

Holmes County Map Office

8/19/2025