

Description 5.000 acre parcel

Being part of the Village of Millersburg, situated in Lot 1, Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to J.D. Hipp Farms, Ltd. in Official Record vol. 36 page 641, PN 0701911000.

Described as follows:

Commencing at a stone found on the Village of Millersburg corporation line marking the northeast corner of Lot 1, thence N 88 degrees 10' 41" W 1387.29 feet along the lot line and along the Village of Millersburg corporation line to a point in a creek the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 18' 35" E 26.92 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 68 degrees 33' 17" E 369.60 feet through the lands of said J.D. Hipp Farms, Ltd. to an iron pin set;
- 2) S 22 degrees 28' 56" W 378.30 feet through the lands of said J.D. Hipp Farms, Ltd. to a 5/8 inch rebar found on the corporation line;
- 3) N 72 degrees 15' 43" W 307.77 feet along David E. Chupp and Marlene L. Chupp's (O.R. 169 page 2303) north line and along Virgil E. Shreiner and Ruth Shreiner's (D.V. 145 page 347) north line and along Newpointe Community Church fka Sugarcreek Free Methodist Church's (O.R. 229 page 2553) north line and along S.R. 39 and partly along the corporation line to a 5/8 inch rebar found;
- 4) N 48 degrees 22' 58" W 260.02 feet along said Newpointe Community Church fka Sugarcreek Free Methodist Church's north line and along S.R. 39 to a 5/8 inch rebar found on the corporation line;
- 5) N 46 degrees 18' 00" W 189.80 feet along Virgil E. Shreiner and Ruth A. Shreiner's (D.V. 144 page 593) north line and along S.R. 39 and along the corporation line to a 5/8 inch rebar found;
- 6) N 50 degrees 34' 01" E 30.26 feet along the east line of Lot 44 of Ray-Mar Heritage Hills Subdivision Phase VI (Plat vol. 2 page 548) and along Quest Rentals LLC's (O.R. 286 page 7298) east line to a 5/8 inch rebar found;
- 7) N 77 degrees 42' 19" E 330.52 feet along the east line of Lot 44 of said Ray-Mar Heritage Hills Subdivision Phase VI and along said Quest Rentals LLC's east line to a point on the lot line and in a creek, witnessed by a 5/8 inch rebar found S 11 degrees 00' 17" E 66.85 feet;
- 8) S 88 degrees 10' 41" E 79.12 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 5.000 acres, but subject to all highways and easements of record. All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 adjustment.

See Holmes County Plat Book 19, page 5594 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 14, 2025


Donald C. Baker P.S. 6938



PPN: 0701911001

FILE DESCRIPTION
Holmes County Map Office
7/14/2025

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