

Description Lot 17

Being Lot 17 of Hipp Subdivision Third Addition recorded in Plat Book 19
Page 5946, of the Holmes County Plat Records.

Lot 17 contains 7.000 acres but is subject to all highways and easements of record.
Containing 4.943 acres in Lot 39, 1.956 acres in Lot 40 and 0.101 acres in Lot 44.

Hipp Subdivision Third Addition is situated in Lots 39, 40 and 44 of the First Quarter, T-9
N, R-7 W, Hardy Township, Holmes County, Ohio.

Note: Lot 17 is subject to all Restrictive Covenants listed or shown on said Subdivision
Plat.

Note: Lot 17 is granted the right to use a 50 foot common access easement for the
purpose of ingress, egress and general utilities, and further described as follows:

Being part of Lot 39 of the First Quarter, T-9 N, R-7 W, Hardy Township, Holmes
County, Ohio, also known as part of the lands conveyed to Joshua D. Yoder and Heidi
G. Yoder in Official Record vol. 290 page 1533, PN 06-01098.013.

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 39, thence S
86 degrees 55' 04" E 451.48 feet (passing into Lot 44) along Reuben M. Schlabach and
Sata Etta Schlabach's (O.R. 290 page 928) north line to a 5/8 inch rebar found, thence S
87 degrees 23' 38" E 171.21 feet along said Schlabach's north line to an iron pin set
marking the southeast corner of the above described Lot 17, thence N 01 degrees 24'
47" E 228.26 feet along the east line of the above described Lot 13 to a point the TRUE
POINT OF BEGINNING.

thence S 87 degrees 23' 38" E 654.45 feet along the centerline of said 50 foot common
access easement to a point on the west right of way line of T.R. 336 and on Holmes
County Board of Commissioners' (D.V. 233 page 930) west line and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker
Surveying".

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

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 14, 2026


Donald C. Baker P.S. 6938



Parcel Number: 0601098015

FILE DESCRIPTION

Holmes County Map Office

10/19/2026