

Description 0.445 acre parcel

Being part of Lot 24, Second Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Freemon R. Coblentz in Official Record vol. 263 page 7300, PN 0600127012.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 350 marking the southeast corner of Lot 24, thence N 88 degrees 50' 10" W 1177.10 feet along the lot line and along T.R. 350 to a point, thence N 71 degrees 38' 05" W 173.23 feet along the centerline of T.R. 350 to a R.R. spike found, thence N 72 degrees 26' 13" W 199.78 feet along the centerline of T.R. 350 to a R.R. spike found, thence N 66 degrees 43' 46" W 99.63 feet along the centerline of T.R. 350 to a R.R. spike found, thence N 45 degrees 21' 28" W 238.37 feet along the centerline of T.R. 350 to a 5/8 inch rebar found, thence N 37 degrees 14' 59" W 202.69 feet along the centerline of T.R. 350 to a point, thence N 37 degrees 14' 59" W 31.98 feet along the centerline of T.R. 350 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 76 degrees 59' 06" E 26.99 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 37 degrees 14' 59" W 57.18 feet along the centerline of T.R. 350 to a point;
- 2) N 49 degrees 06' 46" W 24.30 feet along the centerline of T.R. 350 to a point, witnessed by a 5/8 inch rebar found N 84 degrees 15' 38" E 30.00 feet;
- 3) N 84 degrees 15' 38" E 230.00 feet along Reuben Troyer and Wilma Troyer's (O.R. 274 page 381) south line to a 5/8 inch rebar found;
- 4) N 00 degrees 31' 01" W 456.95 feet along said Troyer's east line to a 5/8 inch rebar found;
- 5) S 03 degrees 52' 28" E 510.57 feet through the lands of said Coblentz to an iron pin set;
- 6) S 85 degrees 37' 11" W 102.04 feet along Aaron R. Coblentz's (O.R. 281 page 2110) north line to a 5/8 inch rebar found;
- 7) S 76 degrees 59' 06" W 107.26 feet along said Coblentz's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.445 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 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 5246 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 6, 2024

Donald C. Baker P.S. 6938



Parcel Number: 0600128015

FILE DESCRIPTION
Holmes County Map Office
3/26/2024