

Description 4.869 acre parcel

Being part of the northwest quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed to Glenn W. Coblentz and Elise J. Coblentz in Deed vol. 242 page 679, PN 2601001001.

Described as follows:

Commencing at a stone found marking the southeast corner of the northwest quarter of Section 19, thence N 88 degrees 56' 44" W 612.58 feet along the quarter section line to a point, thence N 01 degree 06' 59" E 161.57 feet along E-Mar Land, LLC's (O.R. 275 page 833) west line to a 5/8 inch rebar found, thence N 72 degrees 36' 31" W 182.84 feet along said E-Mar Land, LLC's south line to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 01 degree 06' 59" E 0.46 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 72 degrees 36' 31" W 412.14 feet along said Coblentz's (D.V. 242 page 499) north line to a 3/4 inch pinchtap found;
- 2) N 14 degrees 43' 14" E 603.14 feet along said Coblentz's east line to a 1/2 inch pipe found;
- 3) S 80 degrees 44' 14" E 137.87 feet along said Coblentz's south line to a 5/8 inch rebar found;
- 4) N 04 degrees 18' 39" E 137.72 feet along said Coblentz's east line to an iron pin set;
- 5) N 47 degrees 08' 05" E 22.28 feet along said Coblentz's south line to a 1 inch pipe found on TroyCo Associates, Ltd's (O.R. 131 page 692) west line;
- 6) S 01 degree 53' 15" W 150.31 feet along said TroyCo Associates, Ltd's west line to a 5/8 inch rebar found;
- 7) S 83 degrees 49' 56" E 95.97 feet along said TroyCo Associates, Ltd's south line to a 5/8 inch rebar found;
- 8) S 01 degree 06' 59" W 676.41 feet along said E-Mar Land, LLC's west line to the TRUE POINT OF BEGINNING.

This parcel contains 4.869 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 5033 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
May 2, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2601001004

FILE DESCRIPTION
Holmes County Map Office
7/11/2023