

Description 0.038 acre parcel

Being part of the southwest quarter of Section 17, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Glenford Lynn Coblentz and Charlene R. Coblentz in Official Record vol. 171 page 2786, PN 0600111000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Section 17, thence S 89 degrees 34' 49" E 1102.97 feet along the section line to a 5/8 inch rebar found, thence N 01 degree 27' 18" W 1037.12 feet along Balder Heritage LLC's (O.R. 250 page 2409) east line to a 5/8 inch rebar found, thence S 88 degrees 09' 30" E 698.17 feet along Melvin S. Troyer (D.V. 245 page 911 and O.R. 294-377) south line to a 5/8 inch rebar found, thence N 33 degrees 07' 11" E 274.52 feet along said Troyer's east line to a 3/4 inch pinchtap found, thence N 64 degrees 47' 05" W 70.00 feet along said Troyer's north line to a point, thence N 77 degrees 40' 33" W 20.52 feet to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 21 degrees 03' 18" E 167.18 feet through the lands of said Coblentz to an iron pin set;
- 2) N 17 degrees 22' 51" W 35.37 feet through the lands of said Coblentz to an iron pin set on Melvin S. Troyer's (D.V. 234 page 252, D.V. 245 page 911 and O.R. 294-377) westerly line;
- 3) S 65 degrees 20' 31" E 36.27 feet along said Troyer's westerly line to a 5/8 inch rebar found;
- 4) S 25 degrees 16' 26" W 193.13 feet along said Troyer's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.038 acres, but subject to all 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 5717 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 18, 2025

Donald C. Baker

P.S. 6938



Parcel Number: 0600111004

FILE DESCRIPTION

Holmes County Map Office

12/09/2025