

Description 2.756 acre parcel

Being part of the southeast quarter of Section 26, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Marlin J. Coblentz and Erma Coblentz in Official Record vol. 252 page 2601, PN 1700071005 and PN 1700071002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 26, thence N 00 degrees 07' 02" W 454.21 feet along the section line to a 5/8 inch rebar found, thence N 86 degrees 15' 41" W 340.99 feet along Dennis Yoder, Mary Yoder, and Kristi J. Yoder's (O.R. 254 page 741) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 86 degrees 15' 41" W 218.97 feet along said Yoder's north line to a 5/8 inch rebar found;
- 2) N 14 degrees 06' 36" E 46.41 feet along said Yoder's east line to a 5/8 inch rebar found;
- 3) N 10 degrees 33' 30" W 430.56 feet along said Yoder's east line to a point in the center of T.R. 565, witnessed by a 5/8 inch rebar found S 10 degrees 33' 30" E 17.42 feet;
- 4) N 83 degrees 28' 31" E 234.84 feet along the centerline of T.R. 565 to a 5/8 inch rebar found;
- 5) N 83 degrees 24' 52" E 50.78 feet along the centerline of T.R. 565 to a point, witnessed by an iron pin set S 01 degree 38' 01" E 22.47 feet;
- 6) S 01 degree 38' 01" E 254.14 feet through the lands of said Coblentz (PN 1700071005) to an iron pin set;
- 7) S 03 degrees 41' 44" W 190.46 feet through the lands of said Coblentz to a 5/8 inch rebar found;
- 8) S 05 degrees 54' 57" E 71.35 feet through the lands of said Coblentz to the TRUE POINT OF BEGINNING.

This parcel contains 2.756 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 5850 for survey.

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

April 29, 2025

Updated May 7, 2026

Donald C. Baker

P.S. 6938



PPN: 1700071010

FILE DESCRIPTION

Holmes County Map Office

6/15/2026