

Description 0.844 acre parcel

Being a part of the northwest quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as a part of the lands conveyed to Emanuel D. Schlabach and Mary Esther Schlabach in Deed vol. 244 page 770 and Deed vol. 247 page 910, PN 2600320000 and PN 2300320001.

Described as follows:

Commencing at a stone found marking the southeast corner of the northwest quarter of Section 19, thence N 84 degrees 48' 55" W 612.58 feet along the quarter section line to a point, thence N 05 degrees 14' 48" E 1329.50 feet along Glenn W. Coblentz and Elsie J. Coblentz (Deed vol. 242 page 499) and said Schlabach (Deed vol. 249 page 705) and TroyCo Associates, Ltd.'s (O.R. vol. 131 page 692) east line to a point in the center of S.R. 39, thence S 74 degrees 04' 20" E 50.88 feet along the centerline of S.R. 39 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 05 degrees 14' 48" W 43.19 feet.

thence with the following SIX (6) COURSES:

- 1) S 74 degrees 04' 20" E 92.67 feet along the centerline of S.R. 39 to a point, witnessed by an iron pin set S 04 degrees 49' 44" W 38.62 feet;
- 2) S 04 degrees 49' 44" W 191.92 feet along Ivan J. Troyer and Gladys Troyer's (Deed vol. 258 page 519) west line to an iron pin set;
- 3) S 61 degrees 11' 23" E 87.17 feet along said Troyer's west line to a 5/8 inch rebar found;
- 4) S 04 degrees 45' 54" W 87.70 feet along said Troyer's west line to an iron pin set;
- 5) N 79 degrees 23' 24" W 173.87 feet through the lands of said Schlabach (Deed vol. 244 page 770 and Deed vol. 247 page 910) to a R.R. spike set;
- 6) N 05 degrees 14' 48" E 315.38 feet through the lands of said Schlabach to the TRUE POINT OF BEGINNING.

This parcel contains 0.844 acres, but subject to all highways and easements of record.

The Grantors grant unto the Grantees, their heirs and assigns, a 50 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of the northwest quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as a part of the lands conveyed to Emanuel D. Schlabach and Mary Esther Schlabach in Deed vol. 247 page 910, PN 2600320000.

Commencing at a stone found marking the southeast corner of the northwest quarter of Section 19, thence N 84 degrees 48' 55" W 612.58 feet along the quarter section line to

a point, thence N 05 degrees 14' 48" E 1329.50 feet along Glenn W. Coblentz and Elsie J. Coblentz (Deed vol. 242 page 499) and said Schlabach (Deed vol. 249 page 705) and TroyCo Associates, Ltd.'s (O.R. vol. 131 page 692) east line to a point in the center of S.R. 39, thence S 74 degrees 04' 20" E 25.44 feet along the centerline of S.R. 39 to a point the TRUE POINT OF BEGINNING.

thence S 05 degrees 14' 48" W 317.75 feet along the centerline of said 50 foot easement and through the lands of said Schlabach to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 10 page 802.

See Holmes County Plat Book 19, page 4127 for survey.

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

June 27, 2017

Revised June 5, 2020



Donald C. Baker

P.S. 6938



Parcel Number: 2600320003

**FILE DESCRIPTION**

Holmes County Map Office  
7/27/2020