

Description 1.010 acre parcel

Being part of the northwest quarter of Section 19, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Emanuel D. Schlabach and Mary Esther Schlabach in Deed vol. 239 page 761, PN 2600398000.

Described as follows:

Commencing at a point marking the southeast corner of the northwest quarter of Section 19, thence N 88 degrees 56' 44" W 384.38 feet along the quarter section line to a point, thence N 01 degree 11' 24" E 331.50 feet along E-Mar Land, LLC's (O.R. 275 page 833) east line to a point, thence N 00 degrees 38' 05" E 744.41 feet along said E-Mar Land, LLC's east line and along Mark E. Schlabach and Linda J. Schlabach's (O.R. 290 page 5973) east line to an iron pin set, thence S 78 degrees 23' 55" E 50.00 feet along E-Mar Land, LLC's (O.R. 279 page 2405, PN 2600896000) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 00 degrees 41' 39" E 209.00 feet along said E-Mar Land, LLC's (PN 2600894000) east line to a point in the center of S.R. 39, witnessed by an iron pin set S 00 degrees 41' 39" W 36.53 feet;
- 2) S 81 degrees 11' 04" E 165.80 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found S 01 degree 06' 01" W 40.09 feet;
- 3) S 01 degree 06' 01" W 280.77 feet along Benjamin L. Miller and Mary Lou Miller's (D.V. 198 page 273) west line to a point, witnessed by an iron pin set N 01 degree 06' 01" E 0.55 feet;
- 4) N 88 degrees 16' 31" W 122.80 feet along said Miller's (D.V. 200 page 240) north line to a 5/8 inch rebar found;
- 5) N 00 degrees 38' 05" E 85.41 feet along said E-Mar Land, LLC's (PN 2600896000) east line to an iron pin set;
- 6) N 78 degrees 23' 55" W 40.00 feet along said E-Mar Land, LLC's north line to the TRUE POINT OF BEGINNING.

This parcel contains 1.010 acres, but subject to all easements of record.

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 5639 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 10, 2025


Donald C. Baker P.S. 6938



PPN: 2600398001

FILE DESCRIPTION
Holmes County Map Office
9/10/2025