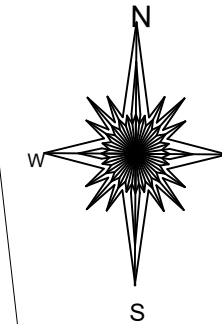




These properties are subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



202400002437
B: 19 P: 5315
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
07/03/2024 01:11 PM
SMALL PLAT . 40.00
PAGES: 1

ORV 289 Pg 1551
ORV 289 Pg 1554

- Denotes a 5/8"x30" re-bar with a plastic cap stamped "Ward 7356" set.
- Denotes a 5/8" iron pin found.
- △ Denotes a railroad spike found.

Documents used were deeds, volume and pages as shown.

Bearings are oriented to the Ohio State Plane Coordinate System - North Zone - NAD 83 (2011).

Scale: 1 inch = 60 feet.



19 N.W. Cor.
S.W. Qtr.,
Sec. 20

1132.67'
S 1°22'11" W
Section 19
Section 20

The Cove At Walnut Creek
Condominium
O.R. 229, Pg. 1091, O.R. 248, Pg. 332
O.R. 238, Pg. 2287, O.R. 249, Pg. 2084
O.R. 247, Pg. 5366, O.R. 250, Pg. 6098
O.R. 258, Pg. 860

VALLEY DRIVE - SR 39

The Dutch Corp.
O.R. 29, Pg. 338
Tract #1

S 76°45'34" W 940.96'

William L. Mallernee
Patricia J. Mallernee
O.R. 287, Pg. 4157

N 5°35'40" W
209.00'

Master Plat

The purpose of this survey

Action 1 - Convey the 0.176 acre tract from Phillip L. Troyer and Effie J. Troyer to William L. Mallernee and Patricia J. Mallernee

Action 2 - Convey the 0.204 acre tract from Phillip L. Troyer and Effie J. Troyer to themselves.

Phillip L. Troyer
Effie J. Troyer
O.R. 287, Pg. 2859
Tract 1

SPC
N=318,279.68'
E=2,184,967.23'

N 80°21'28" E 27.00'
136.07'
0.176 Acre
No improvements
To be conveyed to an adjoiner only

OLDE PUMP STREET - CR 145 - 60' r/w
N 5°35'40" E 75.00'
S 5°35'40" E 50.00'

N 84°08'33" W 35.50'
137.90'
Phillip L. Troyer
Effie J. Troyer
PN 2600309001
O.R. 287, Pg. 2859
Tract 2
0.204 Acre
No improvements
To be conveyed to an adjoiner only

Phillip L. Troyer
Effie J. Troyer
O.R. 287, Pg. 2859
Tract 3

Duane D. Miller
Emma A. Miller
O.R. 281, Pg. 3557

Plat of Suvey
for
WILLIAM MALLERNEE

Situated in the Township of Walnut Creek, the County of Holmes, the State of Ohio.

Being located in the Southwest Quarter of Section 20 in Township 9, Range 5 of the U.S. Military Lands.

Prepared by
WARD & EMLER SURVEYING, INC.
113 Third Street SE
New Philadelphia Ohio 44663-2512
(330) 364-5866
Email: wesurvey@frontier.com
website: www.surveyorsohio.com

I, the undersigned, do hereby state that this plat was prepared from a field survey performed by myself pursuant to Chapter 4733-37 of the Ohio Administrative Code.

Samuel C. Ward
Professional Surveyor #7356

May 14, 2024



APPROVED FOR TRANSFER ONLY
NO SUBDIVISION PLAT REQUIRED
(O.R.C. 711.001 & 711.131)
Lot(s) not for building unless
approved by Board of Health
HOLMES CO. PLANNING COMMISSION
By AO Date 6/4/2024



Plat Approved
Holmes County Map Office
6/3/2024 Rg