

Retracement Survey
Walnut Creek Township
1st Qtr. Lot 7
T-9 N; R-5 W
Holmes County, Ohio

SURVEYED FOR: John Mast

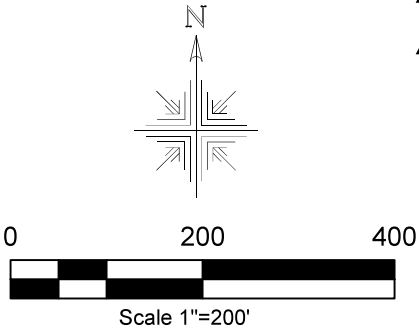
Basis of Bearing Grid North, Ohio State Plane
Coordinate System, North Zone, NAD 83 (2011).
Distances shown hereon are ground distances. To
obtain grid distances multiply distances by scale factor
of 0.999925897.

REFERENCES:
Deeds as shown

Surveys Plat Vol. 17 Page 238
Plat Vol. 04 Page 188
Plat Vol. 04 Page 10
Plat Vol. 12 Page 80
Plat Vol. 14 Page 493

Note "A"- The dashed line shown hereon is the
calculated line from a survey by Kasner in 1968 of
Plat Vol. 4 Page 188. The north line of said survey
was established by monuments found and the
dashed line was laid out by angles and distances
from said plat using this north line. The survey by
Kasner in 1968 of PPN 2600719000 makes a call for
the Township Road on the east side. However, this
description has poor closure and the distance along
the south line of 173' from the S.W. corner falls short
of the road. This creates a potential gap. No further
monumentation was found on this south line other
than the S.W. corner which appears to agree with
surveys to the south and west by Sellner (1963, Plat
Vol. 4 Page 10) and Rudolph (1978, Plat Vol. 8 Page
341). The west line of this tract and the monument at
the S.W. seems to also agree with the call for the
bottom and a ditch made by Deed Vol. 196 Page 805
of the parent tract. Furthermore, there would have
been no need for Kasner to set a offset pin at 16.9' if
the corner did not fall in the road as the actual corner
could have been set. Therefore at this time, I chose
to hold the road for the east line of said parcel as
called for by Kasner in said survey despite the issues
with the survey and distances as described herein. I
believe that Kasner intended to establish this line in
the road unless new evidence would suggest
otherwise.

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



MASTER PLAT: The Purpose of this survey.

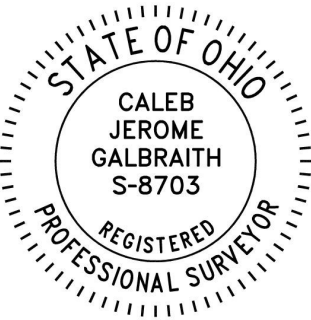
- Action 1.) Convey 8.748 acres.
Action 2.) Convey 12.564 acres.

- ▲ R.R. Spike Found
- Stone Found
- 5/8" Rebar Found
- ◆ 5/8" Rod Found
- 5/8" Capped Pin Set "Galbraith-8703"
- ⦿ 5/8" Rebar Found Capped "Baker"
- ▼ 5/8" Rebar Found Capped "Shamp"
- Point

Dennis E. Weaver
Rosanna Weaver
O.R. Vol. 176 Page 2112

Norman A. Hershberger
Elsie Mae Hershberger
Deed Vol. 257 Page 222
PPN 2600719000

The record distance from
Deed Vol. 196 Page 805 is
396'. Occupation to the east
of this corner agrees with the
monument found at this
corner despite being short of
record. Also, the west line of
tract II in said deed record
calls out a bottom and a ditch
which I believe agrees with
the location of this corner.

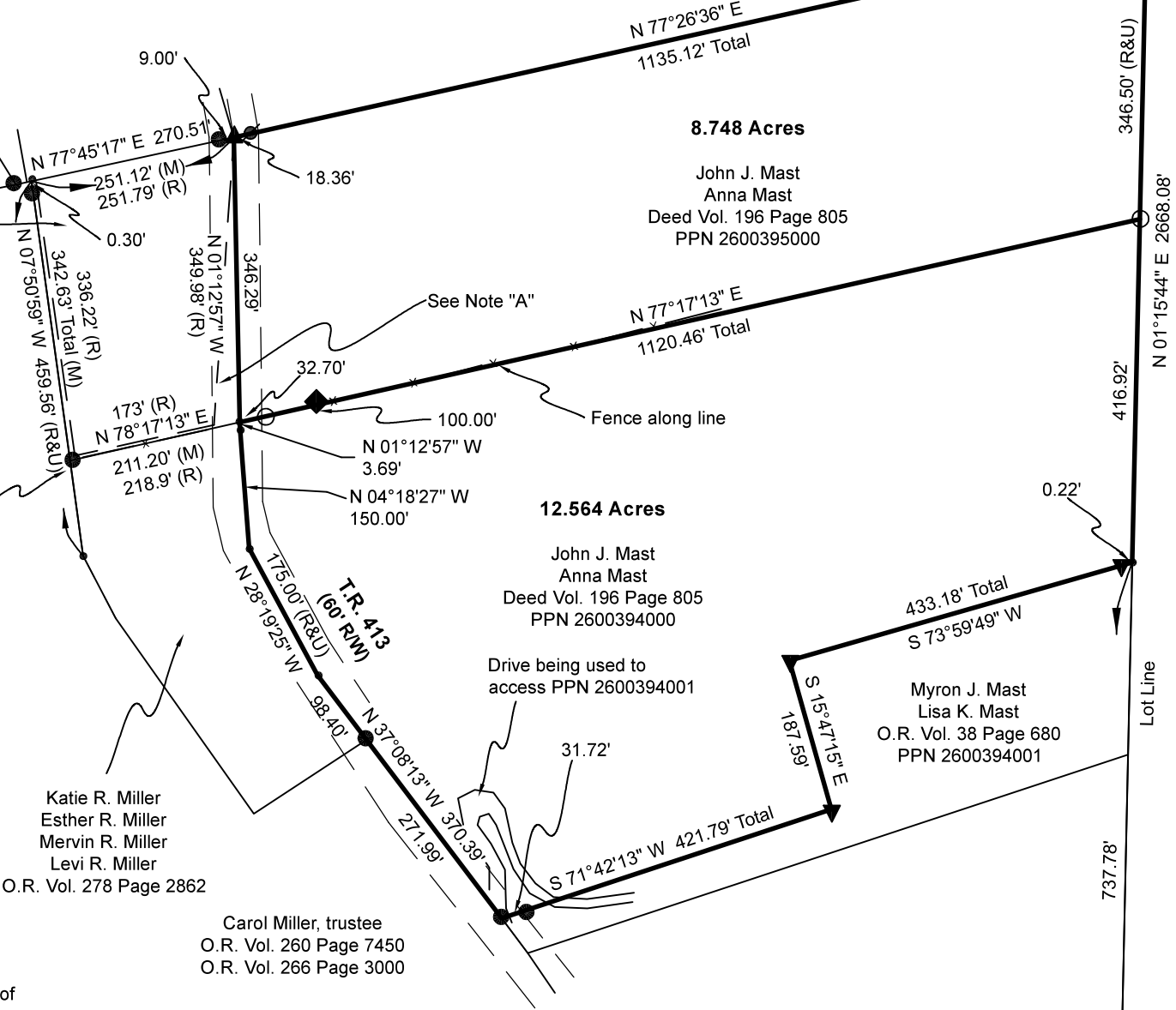


Katie R. Miller
Esther R. Miller
Mervin R. Miller
Levi R. Miller
O.R. Vol. 278 Page 2862

Carol Miller, trustee
O.R. Vol. 260 Page 7450
O.R. Vol. 266 Page 3000

I certify this survey to be correct to the best of
my knowledge.

Caleb Jerome Galbraith P.S. 8703
Date: Oct. 2, 2025
Job ID: 20425



N:332811.19
E:2186875.53

202600000481
B: 19 P: 5758
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
01/30/2026 02:24 PM
SMALL PLAT . 40.00
PAGES: 1
ORV 294 Pg 6217
ORV 294 Pg 6214

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 1/8/2026



Plat Approved
Holmes County Map Office
1/8/2026 MM