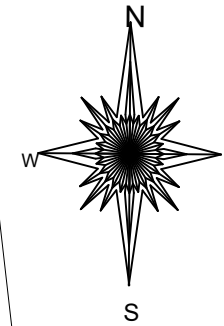




These properties are subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



- 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

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'

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

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

Plat of Suvey for WILLIAM MALLERNEE

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.

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



N 80°21'28" E 136.07' 27.00'

0.176 Acre  
No improvements  
To be conveyed to an adjoiner only

N 84°08'33" W 137.90' 35.50'

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

N 82°22'03" E 133.99'

N 6°27'50" W 38.02'

N 6°27'50" W 82.15'

S 5°35'40" E 75.00'

S 5°35'40" E 50.00'

OLDE PUMP STREET - CR 145 - 60' r/w

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

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