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James R. Fouts, P.S.
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May 14, 2024

**Description of a 0.176 Acre Tract
To be Conveyed to an Adjoiner only**

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 United States Military Lands and consisting of part of Tract 2 (PN 2600309001) heretofore conveyed to Phillip L. Troyer and Effie J. Troyer in Official Record 287, Page 2859 of the Holmes County Official Records with the tract to be conveyed being more fully described as follows:

Commencing at a point at the northwest corner of the Southwest Quarter of Section 20;

Thence with the west line of Section 20, S 1°22'11" W, 1132.67 feet to a point at the southwest corner of the Cove at Walnut Creek Condominium (O.R. 229, Pg. 1091, O.R. 238, Pg. 2287, O.R. 247, Pg. 5366, O.R. 248, Pg. 332, O.R. 249, Pg. 2084, O.R. 250, Pg. 6098 and O.R. 258, Pg. 860);

Thence with the south line of said Condominium tract and also with the south line of Tract #1 conveyed to the Dutch Corp. (O.R. 29, Pg. 338), N 76°45'34" E, 940.96 feet to a railroad spike (found) in Old Pump Street – CR 145 at the northeast corner of a tract conveyed to William L. Mallernee and Patricia J. Mallernee (O.R. 287, Pg. 4157);

Thence with said road and with the east line of said Mallernee tract, S 5°35'40" E, 209.00 feet to a point at the southeast corner of said Mallernee tract being also the **TRUE PLACE OF BEGINNING** of the tract herein described;

Thence continuing with said road, S 5°35'40" E, 75.00 feet to a point;

Thence through the bounds of the aforesaid parent tract, N 84°08'33" W, 137.90 feet to an iron pin (set) on the east line of Tract 1 conveyed to Phillip L. Troyer and Effie J. Troyer (O.R. 287, Pg. 2859) and passing on line an iron pin (set) at 35.50 feet;

Thence with said east line, N 6°27'50" W, 38.02 feet to a 5/8" iron pin (found) at the southwest corner of the aforesaid Mallernee tract;

Thence with the south line of said Mallernee tract, N 80°21'28" E, 136.07 feet to the **TRUE PLACE OF BEGINNING** and passing on line a 5/8" iron pin (found) at 109.07 feet, containing **0.176 acre** more or less, but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

To be conveyed to an adjoiner.

Bearings herein are oriented to the Ohio State Plane Coordinate System – North Zone – NAD 83 (2011). All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "Ward 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 on May 14, 2024.

See Holmes County Plat Volume 19, Page 5315.

Parcel Number: 2600309002


Samuel C. Ward
Professional Surveyor #7356

FILE DESCRIPTION
Holmes County Map Office
7/3/2024