

Description 9.328 acre parcel

Being a part of the northwest and southwest quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed to Emanuel D. Schlabach and Mary Esther Schlabach in D.V. 244 page 770, Deed vol. 247 page 910, Deed vol. 249 page 705 and Official Record vol. 151 page 675, PN 2600320000, PN 2600320001, PN 2601001002 and PN 2601001003.

Described as follows:

Commencing at a stone found marking the northeast corner of the southwest quarter of Section 19, thence N 84 degrees 48' 55" W 384.38 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 05 degrees 19' 13" W 206.63 feet along Benjamin L. Miller and Mary Lou Miller's (D.V. 200 page 240) west line to a 5/8 inch rebar found;
- 2) N 74 degrees 03' 17" W 231.97 feet along Glenn W. Coblentz and Elsie Coblentz's (D.V. 249 page 702) north line to a 5/8 inch rebar found;
- 3) N 05 degrees 14' 48" E 324.90 feet (passing into the northwest quarter of Section 19) along Glenn W. Coblentz and Elsie J. Coblentz's (D.V. 205 page 234 and D.V. 242 page 499) east line to an iron pin set;
- 4) N 68 degrees 28' 42" W 182.84 feet along said Coblentz's north line to a point, witnessed by a 5/8 inch rebar found N 05 degrees 14' 48" E 0.46 feet;
- 5) N 05 degrees 14' 48" E 676.41 feet along Glenn W. Coblentz and Elsie J. Coblentz's (D.V. 242 page 679) east line to a 5/8 inch rebar found;
- 6) S 79 degrees 42' 07" E 176.19 feet along TroyCo Associates, Ltd.'s (O.R. 131 page 692) south line to an iron pin set;
- 7) N 05 degrees 14' 48" E 455.78 feet along said TroyCo Associates, Ltd.'s east line to a point in the center of S.R. 39, witnessed by an iron pin set S 05 degrees 14' 48" W 35.30 feet;
- 8) S 74 degrees 04' 20" E 50.88 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found S 05 degrees 14' 48" W 43.18 feet;
- 9) S 05 degrees 14' 48" W 315.38 feet along Emanuel D. Schlabach and Mary Esther Schlabach's (O.R. 273 page 932) west line to a R.R. spike found;
- 10) S 79 degrees 23' 24" E 173.87 feet along said Schlabach's (O.R. 273 page 932) south line to a 5/8 inch rebar found;

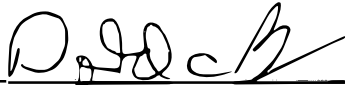
- 11) S 04 degrees 45' 54" W 656.71 feet along Gladys Troyer's (D.V. 258 page 519 and O.R. 272 page 3510) west line to a point;
- 12) S 05 degrees 19' 13" W 331.50 feet along said Miller's west line to the TRUE POINT OF BEGINNING.

This parcel contains 9.328 acres, but subject to all highways and easements of record. Containing 8.360 acres in the northwest quarter of Section 19 and 0.968 acres in the southwest quarter of Section 19.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 19 page 4127.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 19 page 4127.

See Holmes County Plat Book 19, page 4254 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
August 18, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2600320004

**FILE DESCRIPTION**  
Holmes County Map Office  
12/21/2020

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