



Millersburg, OH
330-231-0497

Being Lot 1 of Walnut Creek Township Subdivision No. 1 recorded in Plat Book
19 Page 3960, of the Holmes County Plat Records.

Lot 1 contains 3.000 acres, but is subject to all easements of record.

Walnut Creek Township Subdivision No. 1 is situated in the Southwest Quarter of Section 17
Walnut Creek Township, T- 9 N, R-4 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot easement for the purpose of ingress and egress and general
utilities and further described as follows;

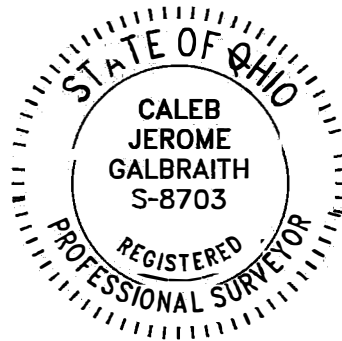
Being part of the Southwest Quarter of Section 17 and the Southeast Quarter of Section 16,
Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands
of Steven F. and Christina Ruth Miller conveyed in O.R. Vol. 120 page 429, PPN 2600504000,
and part of the lands of Dwayne A and Mary Ellen Troyer conveyed in O.R. Vol. 209 Page 697,
PPN 2600865000.

Commencing at a stone found marking the northeast corner of the southeast quarter of section
16, thence S 01 degrees 15'06" W a distance of 617.70 feet along the section line to a 5/8 inch
rebar found capped "Baker", thence S 82 degrees 32'22" W a distance of 165.00 feet along
County Road 144 to a railroad spike found, thence, S 54 degrees 49'28" W a distance of 190.57
feet along said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following THREE (3) COURSES along the centerline of said 50 foot easement;

1. **S 23 degrees 04'17" E a distance of 689.02 feet to a point;**
2. **S 56 degrees 51'52" E a distance of 67.88 feet passing into the southwest quarter of
section 17 to a point;**
3. **S 01 degrees 15'06" W a distance of 218.76 feet to a point on the north line of Walnut
Creek Township Subdivision No. 1, Lot 1 and THERE ENDS.**

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 July 19, 2019,
revised October 2, 2019



Parcel Number: 2600865002

FILE DESCRIPTION
Holmes County Map Office
12/23/2019

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