

Owners Agreement

All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

Maintenance Agreement

The owners of Lots 1, 5, 6, 7 and Cornerstone Community Church shall be responsible for the maintenance of the shown Private Road. The cost of said maintenance shall be shared proportionally among all owners entitled to use said Private Road and so chooses to use said Private Road. NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and establish the minimum building setback restriction lines.

Bryan L. Eppley, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

Melinda J. Eppley, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 1, 5, 6, 7 and Cornerstone Community Church, their heirs and assigns, the shown Private Road for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Bryan L. Eppley, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

Melinda J. Eppley, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

William Allen Hypes, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

Stacey L. Hypes, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

Scott Brown of Cornerstone Community Church, Pursuant to electronic signature verification by Holmes County Planning Commission on January 15, 2021

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Holmes County, Ohio, with the exception of such variances, if any. As presented in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Recorder Name and Date

HOLMES COUNTY PLANNING COMMISSION DATE

Kathleen Walkewer, Deed Vol. 222 Page 878, PPN 1400596000

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

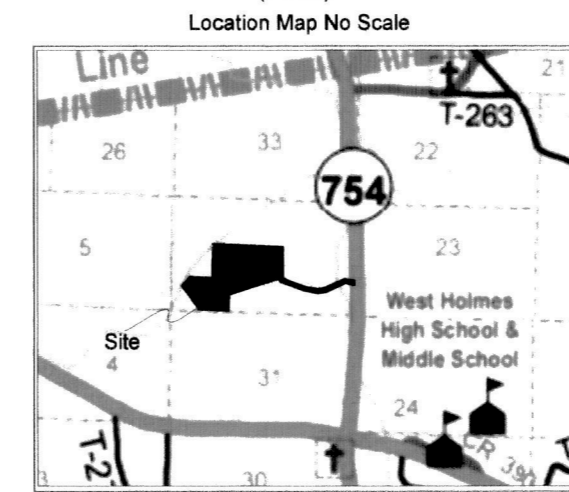
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Pine Tree Knob Subdivision Replat No. 1 meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install private water system and on-site sewage treatment system for one, two, or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from The Ohio Environmental Protection Agency prior to the start of any construction.

COUNTY HEALTH COMMISSIONER DATE

Pine Tree Knob Subdivision Replat No. 1 Subdivision (Plat Vol. 2 Page 443) Lot 2 and Lot 3 (Final)



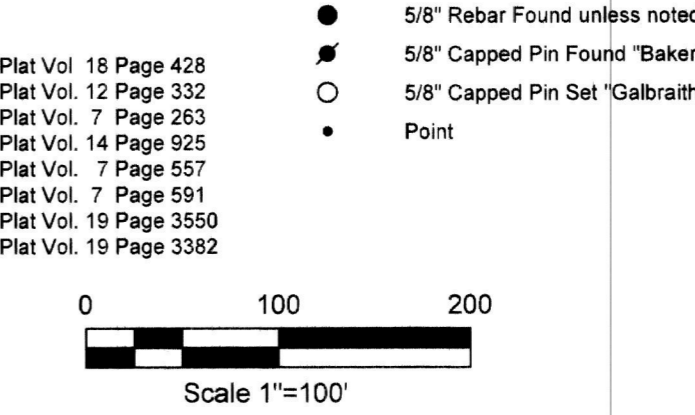
MASTER PLAT: The Purpose of this survey

- Action 1) Affidavit to vacate portions of Lot 2 and Lot 3. Action 2) Convey 4.991 acres and 7.839 acres to adjoining owner Melinda J. Eppley. Action 3) Transfer and Record Plat to create new lots. Action 4) Convey New Lot 6 of Pine Tree Knob Subdivision Replat No. 1. Action 5) Convey New Lot 7 of Pine Tree Knob Subdivision Replat No. 1.

REFERENCES:

Deeds as shown

- Plat Vol. 18 Page 428, Plat Vol. 12 Page 332, Plat Vol. 7 Page 263, Plat Vol. 14 Page 925, Plat Vol. 7 Page 557, Plat Vol. 7 Page 591, Plat Vol. 19 Page 3550, Plat Vol. 19 Page 3382



NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone. (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked 'Galbraith 8703'. (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater and Urban Street Protection. (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines. (5) Lots 6 and 7 is used for residential purposes. (6) No further splits will be permitted without replating said lot.

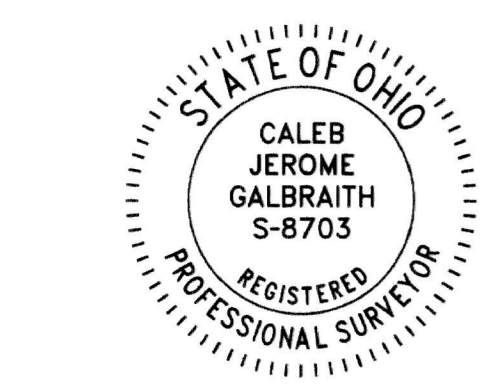
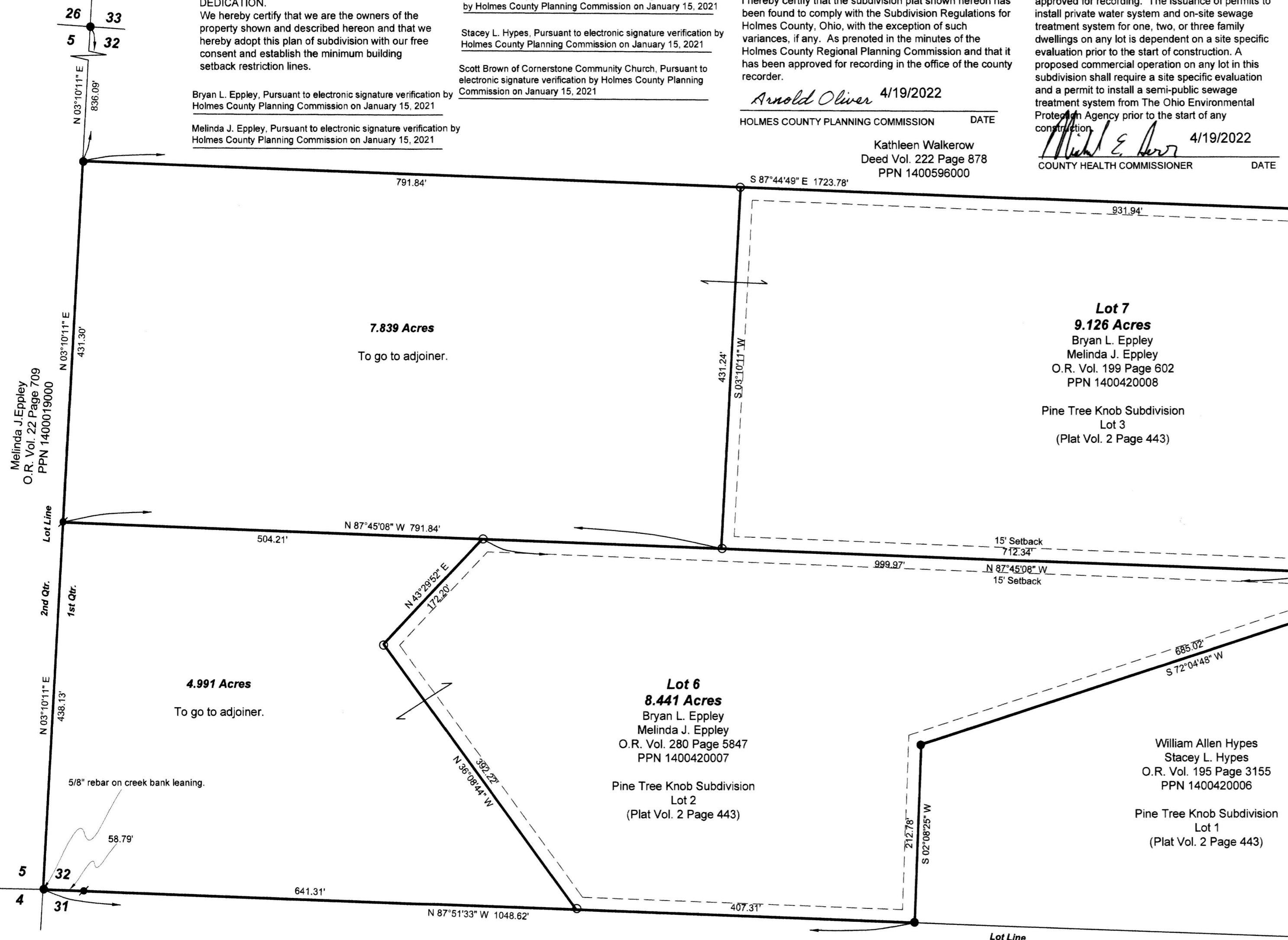
20220003471 B: 2 P: 630 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER 07/27/2022 12:49 PM PLAT LARGE . 86.40 PAGES: 1 ORV 282 Pg 3556 ORV 282 Pg 3561 ORV 282 Pg 3566 ORV 282 Pg 3568

Monroe Township 1st Qtr. Lot 32 T-9 N, R-8 W Holmes County, Ohio

Agent: Melinda Eppley 11611 S.R. 39 Millersburg, OH 44654 Phone: 330-763-0128

Area in Lots 17.567 Acres, Area in Road Dedication 0.000 Acres, Total Area in Allotment 17.567 Acres

TRANSFER NOT NECESSARY DATE July 27, 2022 AUDITOR Jacob H. Kage

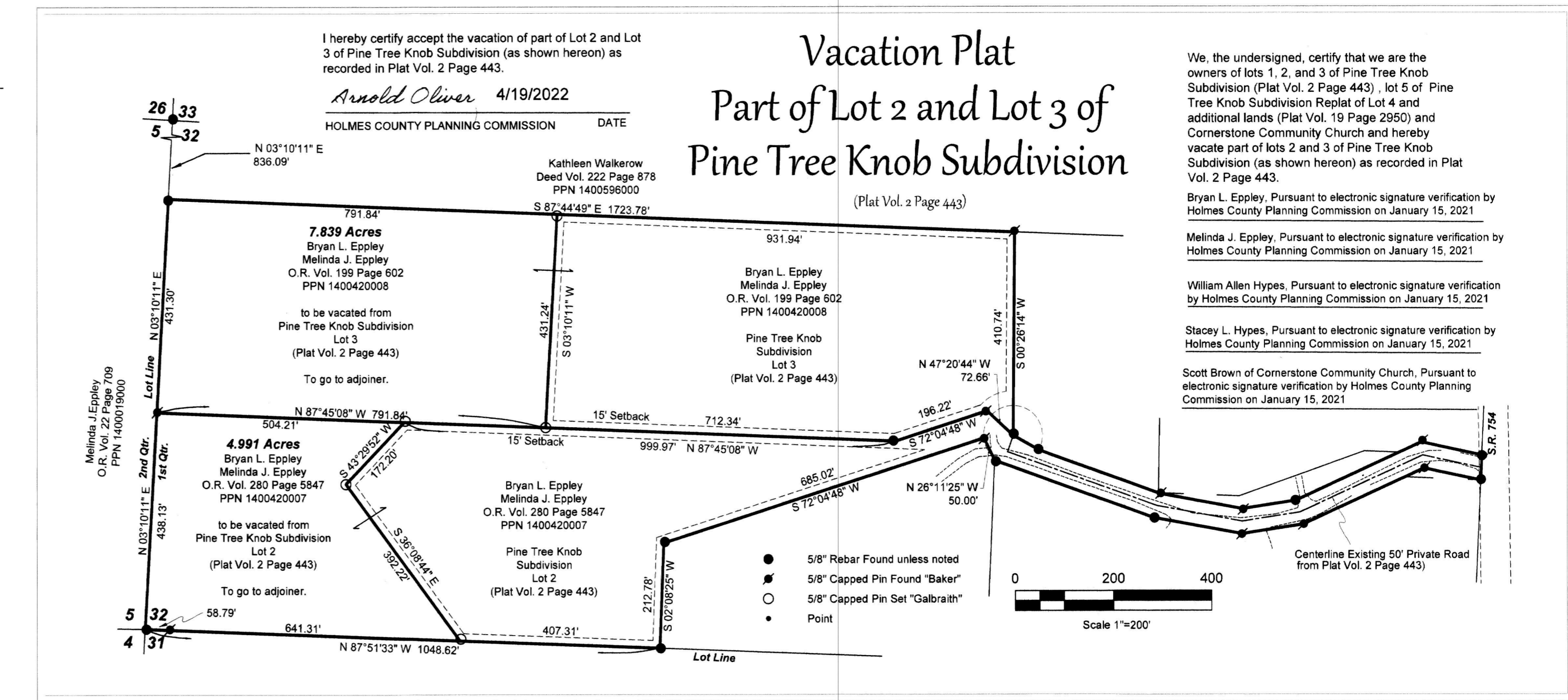


CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith, P.S. 8703, Date: October 15, 2020 - Revised March 15, 2022, Job ID: 16920-H25

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



I hereby certify accept the vacation of part of Lot 2 and Lot 3 of Pine Tree Knob Subdivision (as shown hereon) as recorded in Plat Vol. 2 Page 443.

Recorder Name and Date

HOLMES COUNTY PLANNING COMMISSION DATE

Kathleen Walkewer, Deed Vol. 222 Page 878, PPN 1400596000

7.839 Acres, Bryan L. Eppley, Melinda J. Eppley, O.R. Vol. 199 Page 602, PPN 1400420008

to be vacated from Pine Tree Knob Subdivision Lot 3 (Plat Vol. 2 Page 443) To go to adjoiner.

4.991 Acres, Bryan L. Eppley, Melinda J. Eppley, O.R. Vol. 280 Page 5847, PPN 1400420007

to be vacated from Pine Tree Knob Subdivision Lot 2 (Plat Vol. 2 Page 443) To go to adjoiner.

8.441 Acres, Bryan L. Eppley, Melinda J. Eppley, O.R. Vol. 280 Page 5847, PPN 1400420007

Pine Tree Knob Subdivision Lot 2 (Plat Vol. 2 Page 443) To go to adjoiner.

9.126 Acres, Bryan L. Eppley, Melinda J. Eppley, O.R. Vol. 199 Page 602, PPN 1400420008

Pine Tree Knob Subdivision Lot 3 (Plat Vol. 2 Page 443) To go to adjoiner.

William Allen Hypes, Stacey L. Hypes, O.R. Vol. 195 Page 3155, PPN 1400420006

Pine Tree Knob Subdivision Lot 1 (Plat Vol. 2 Page 443)

Cornerstone Community Church, Deed Vol. 234 Page 961, PPN 1400420001

Cornerstone Community Church, O.R. Vol. 195 Page 1537, PPN 1400596003

Joseph E. C. Troyer, Katieann W. Troyer, O.R. Vol. 252 Page 567, PPN 1400420002

Joseph E. C. Troyer, Katieann W. Troyer, O.R. Vol. 252 Page 567, PPN 1400420002

William Allen Hypes, Stacey L. Hypes, O.R. Vol. 195 Page 3155, PPN 1400420006

Pine Tree Knob Subdivision Lot 5 (Plat Vol. 19 Page 2950)

5/8" Rebar Found unless noted, 5/8" Capped Pin Found 'Baker', 5/8" Capped Pin Set 'Galbraith', Point

Scale 1"=200'