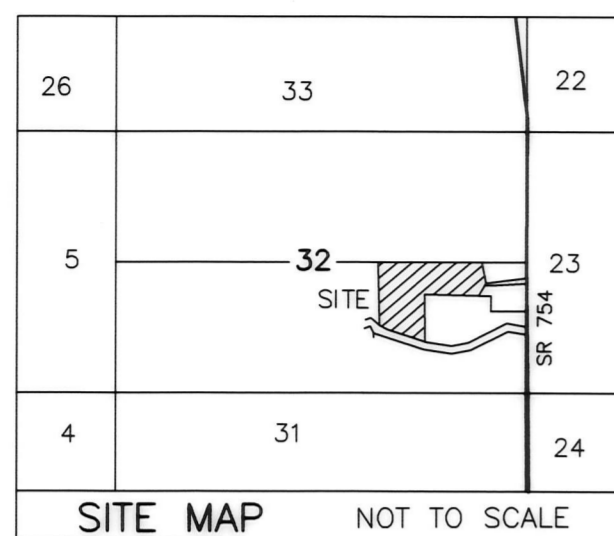


20160099068  
 B: 19 P: 2950  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 04/14/2016 1:38 PM  
 PLAT MED - 43.20  
 PAGES: 1



# PINE TREE KNOB SUBDIVISION

(P. 2-443)

## REPLAT OF LOT 4 and ADDITIONAL LANDS

(FINAL)

AGENT:  
 DAVE TRUIT  
 283 E. McCONKEY ST.  
 SHREVE, OHIO 44676  
 PHONE: 330-763-0393

REFERENCES  
 DEED VOL. 255 PAGE 74  
 O.R. VOL. 195 PAGE 3155  
 O.R. VOL. 252 PAGE 1125  
 PLAT VOL. 14 PAGE 126  
 PLAT VOL. 12 PAGE 679  
 PLAT VOL. 2 PAGE 4443  
 BEARINGS FROM PLAT VOL. 2 PAGE 443

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
 NO FURTHER SPLITS WILL BE PERMITTED  
 WITHOUT REPLATTING SAID LOTS.  
 NOTE: BUILDING SETBACK LINES ARE 15'  
 OFF SIDE AND REAR LINES AND  
 30' OFF ROAD RIGHT OF WAY

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1, 2, 3 & 5 AND CORNERSTONE COMMUNITY CHURCH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHOWN PRIVATE ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL OWNERS ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSES TO USE SAID PRIVATE ROAD.

**TRANSFER NOT NECESSARY**  
 DATE 4/14/16  
 AUDITOR JACKIE MCKEE-PT

NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 We 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 restriction lines.

William Allen Hypes 4-2-16  
 WILLIAM ALLEN HYPES DATE  
Stacey L. Hypes 4-2-16  
 STACEY L. HYPES DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD  
 We, the undersigned, grant unto hereon shown Lot 5, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

William Allen Hypes 4-2-16  
 WILLIAM ALLEN HYPES DATE  
Stacey L. Hypes 4-2-16  
 STACEY L. HYPES DATE  
Bryan L. Eppley 4-7-16  
 BRYAN L. EPPLEY DATE  
Melinda J. Eppley 4-13-16  
 MELINDA J. EPPLEY DATE  
Dale McIntire 4-1-16  
 CORNERSTONE COMMUNITY CHURCH DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled PINE TREE KNOB SUBDIVISION REPLAT OF LOT 4 and ADDITIONAL LANDS 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 a private water system and on-site sewage treatment system of any lot is dependent on a site specific evaluation prior to the start of any construction.

Neil G. L. 4-1-16  
 Health Commissioner DATE

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.

Michelle Wood 4-1-16  
 Holmes Soil and Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

Bryan L. Eppley 4/15/16  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.

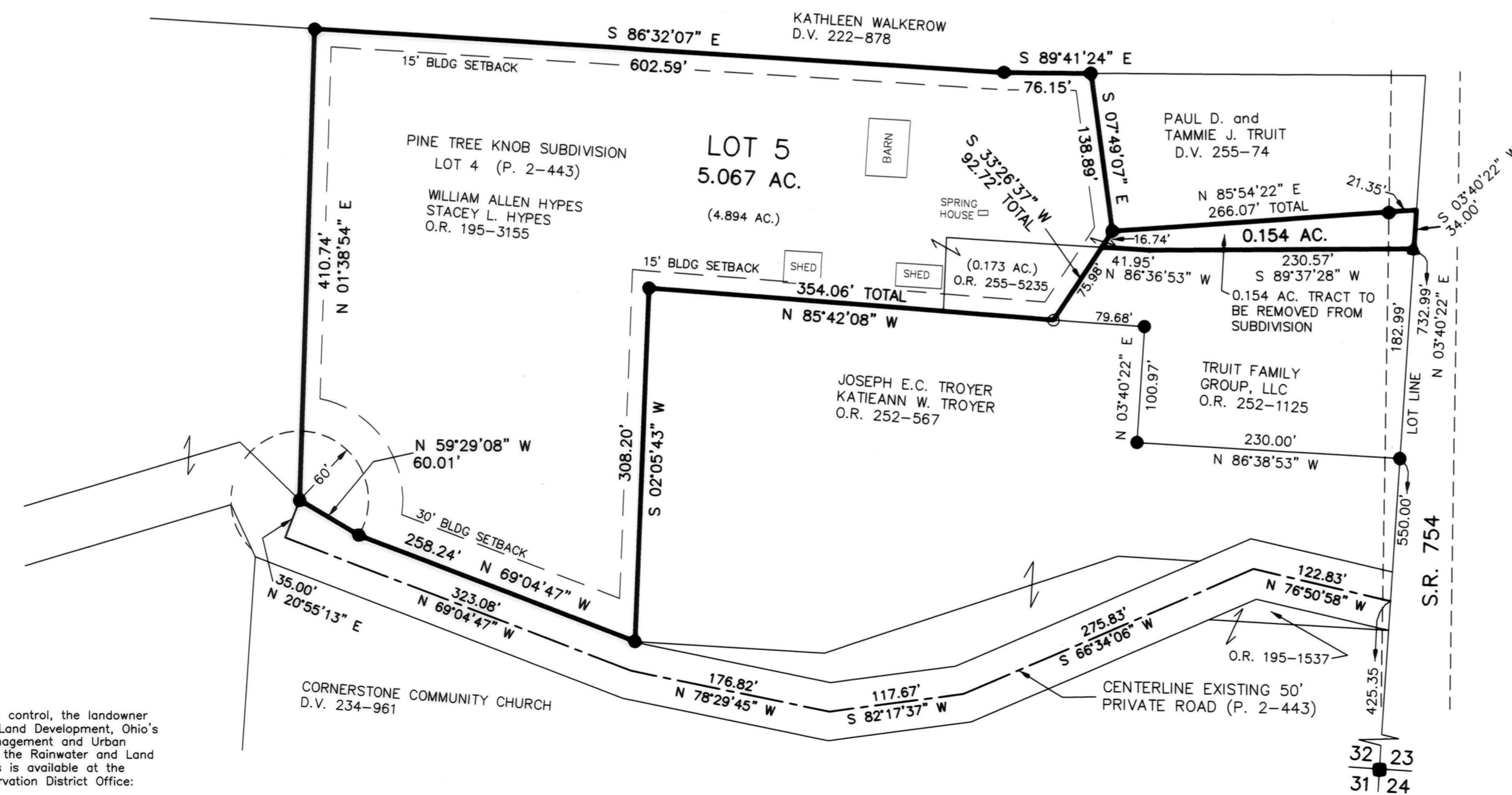
Christopher P. Young, P.E., P.S. 4/6/16  
 County Engineer DATE

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 prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

And R. Olin 4/13/16  
 Holmes County Planning Commission DATE

CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described hereon is a true and correct survey of the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker 4-1-2016  
 Donald C. Baker P.S. 6938 DATE

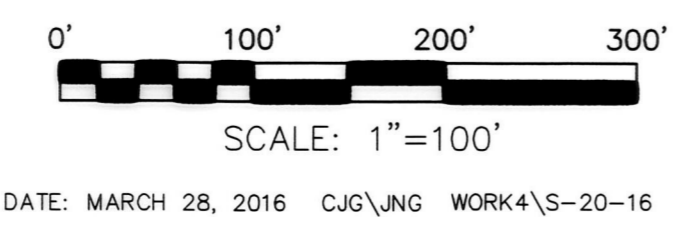


ACREAGE IN LOT 5.067 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 5.067 ACRES

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 62 W. Clinton Street Millersburg, Ohio 44654  
 State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

**BAKER SURVEYING, LLC**  
 138 N. CLAY STREET  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 FAX 330-674-6027

MONROE TOWNSHIP  
 1ST. QTR., LOT 32  
 T-9 N; R-8 W  
 HOLMES COUNTY, OHIO



- STONE FOUND
- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

