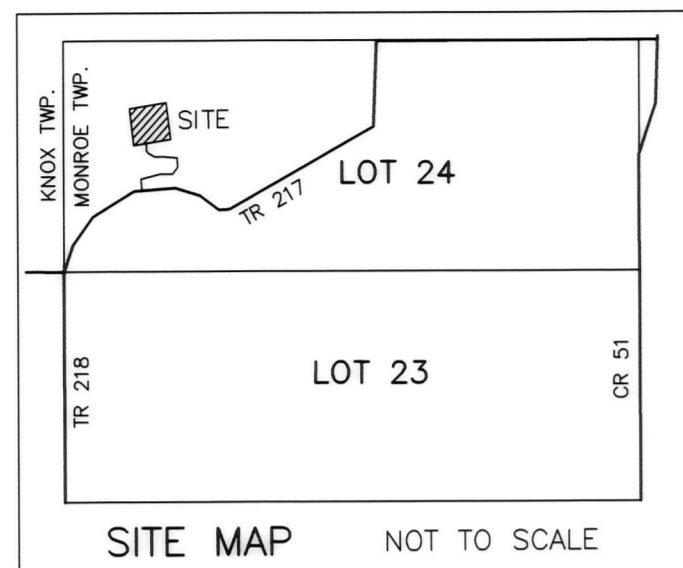


# KOPACK POND VIEW SUBDIVISION (FINAL)

AGENT:  
MARK KOPACK  
15831 MUNN RD.  
CLEVELAND, OHIO 44111  
PHONE: 216\536-6125



**REFERENCES**

DEED VOL. 185 PAGE 197  
PLAT VOL. 12 PAGE 448  
PLAT VOL. 17 PAGE 885  
BEARINGS FROM  
PLAT VOL. 17 PAGE 885

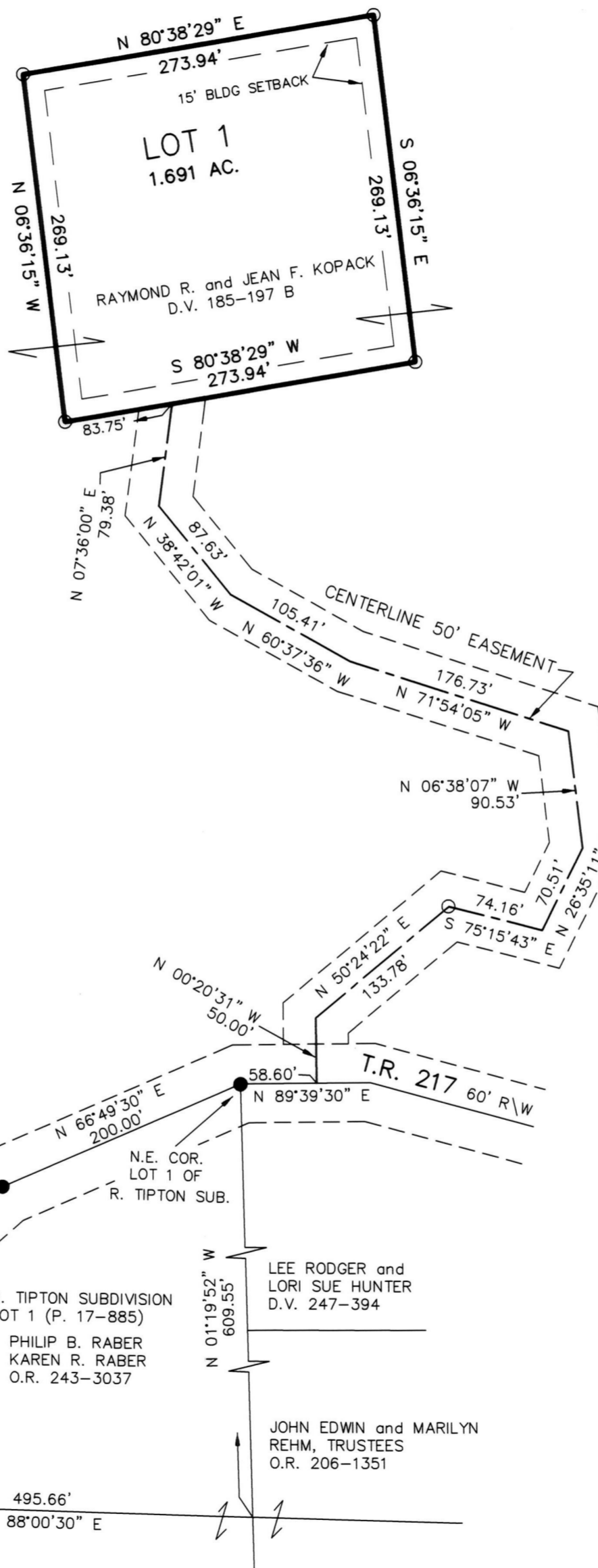
ACREAGE IN LOT 1.691 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 1.691 ACRES

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

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.



201700106043

B: 19 P: 3253  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
07/14/2017 9:49 AM  
PLAT MED. 43.20  
PAGES: 1

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.

*Raymond R. Kopack*  
RAYMOND R. KOPACK \_\_\_\_\_ DATE  
*Jean F. Kopack*  
JEAN F. KOPACK \_\_\_\_\_ DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lot 1,  
their heirs and assigns, the 50' easement for the purposes  
of ingress, egress and utilities as shown on this plan  
of subdivision.

*Raymond R. Kopack*  
RAYMOND R. KOPACK \_\_\_\_\_ DATE  
*Jean F. Kopack*  
JEAN F. KOPACK \_\_\_\_\_ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE  
TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled  
KOPACK POND VIEW SUBDIVISION  
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.

*Michael Dew HBA / [Signature] RS* 7/30/2017  
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.

*[Signature]* 6/29/17  
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.

\_\_\_\_\_  
Chairman, County Commissioners \_\_\_\_\_ DATE

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

*[Signature]* 7/10/17  
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.

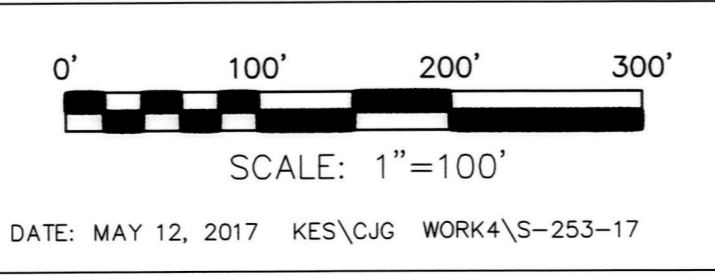
*[Signature]* 7/6/17  
Holmes County Planning Commission \_\_\_\_\_ DATE

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

*[Signature]* 6-26-2017  
Donald C. Baker P.S. 6938 \_\_\_\_\_ DATE

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

MONROE TOWNSHIP  
2ND. QTR., LOT 24  
T-9 N; R-8 W  
HOLMES COUNTY, OHIO



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



**TRANSFER NOT NECESSARY**  
DATE *July 14, 2017*  
AUDITOR *J. Jackie McKee, PT*