

Walnut Creek Township
 S.E. Qtr. Section 16
 S.W. Qtr. Section 17
 T-9 N, R-4 W
 Holmes County, Ohio

Agent: Dwayne A. Troyer
 1801 County Road 144
 Sugarcreek, OH 44681
 Phone: 330-473-7857

REFERENCES:

Deeds as shown

Plat Vol. 18 Page 02
 Plat Vol. 19 Page 1467
 Plat Vol. 19 Page 1264

- ▲ R.R. Spk. Found
- Stone Found
- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point

Area in Lot 3.000 Acres
 Area in Road Dedication 0.000 Acres
 Total Area in Allotment 3.000 Acres

NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

(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. 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.

(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) Lot 2 is used for residential purposes

(6) No further splits will be permitted without replatting said lot.

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 Lot 1 of the Walnut Creek Township Subdivision No. 1 shall be responsible for the the Maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

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.

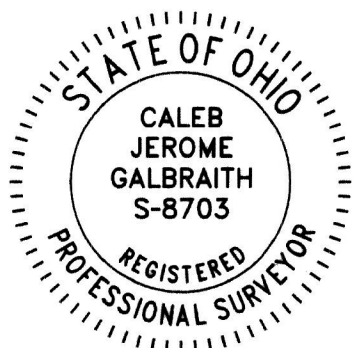
Dwayne A. Troyer 11/4/19 DATE
 Dwayne A. Troyer
Mary Ellen Troyer 11/4/19 DATE
 Mary Ellen Troyer

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 1 of Walnut Creek Township Subdivision No. 1, their heirs and assigns, the 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Dwayne A. Troyer 11/4/19 DATE
 Dwayne A. Troyer
Mary Ellen Troyer 11/4/19 DATE
 Mary Ellen Troyer

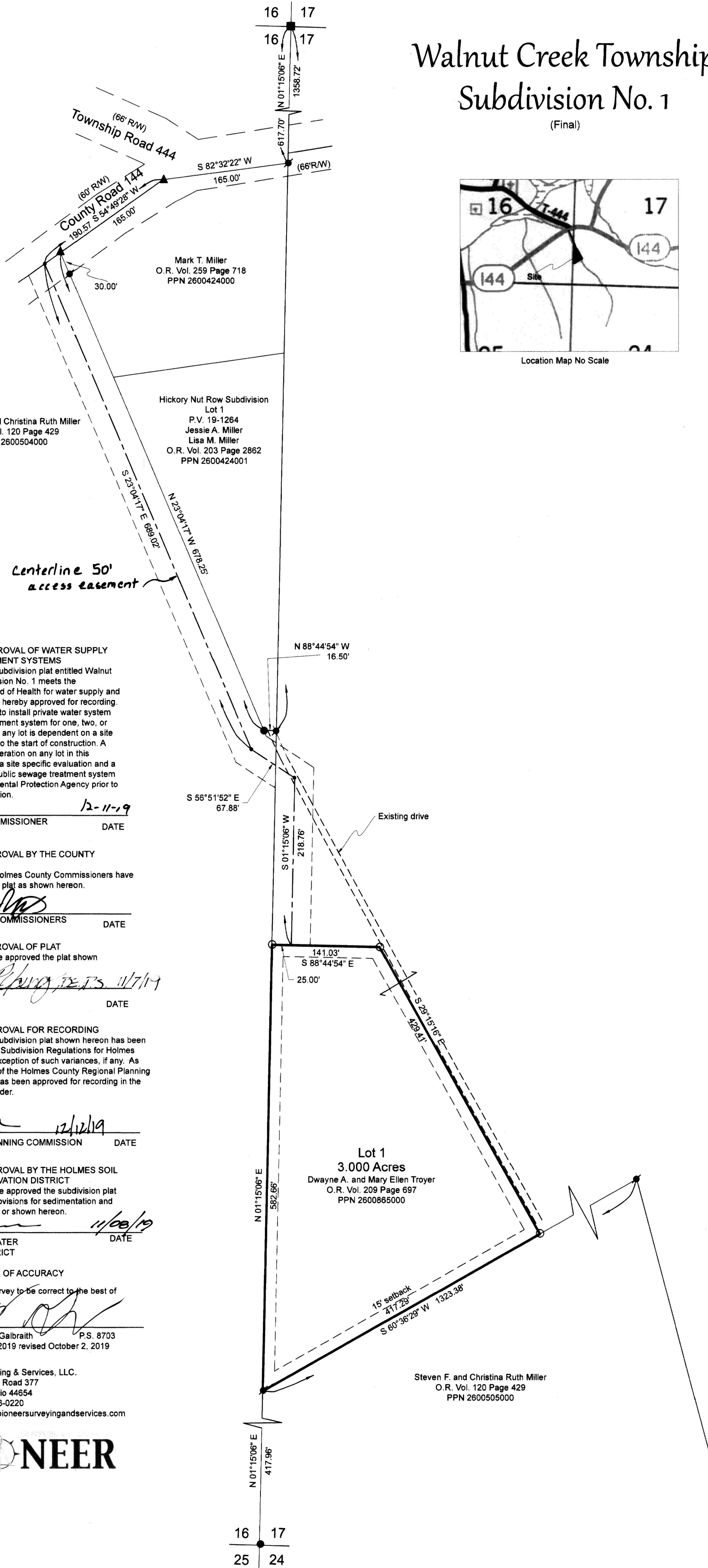
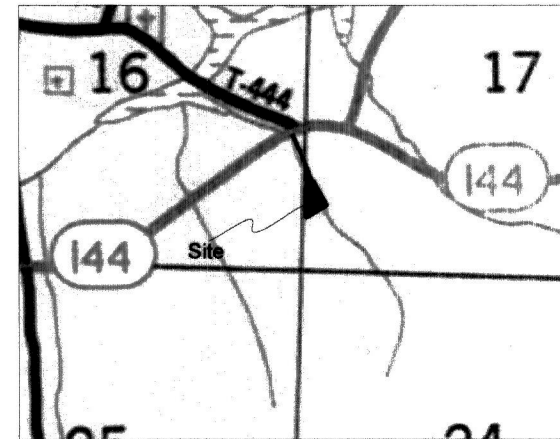
Steven F. Miller 10/18/19 DATE
 Steven F. Miller
Christina Ruth Miller 10/18/19 DATE
 Christina Ruth Miller



TRANSFER NOT NECESSARY

DATE Dec. 23, 2019
 AUDITOR Jackie McKee-PT

Walnut Creek Township
 Subdivision No. 1
 (Final)



CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Walnut Creek Township Subdivision 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.

Mark T. Miller 12-11-19 DATE
 COUNTY HEALTH COMMISSIONER

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Joe [Signature] DATE
 CHAIRMAN, COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF PLAT

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

Michael [Signature] 11/7/19 DATE
 COUNTY ENGINEER

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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

[Signature] 12/2/19 DATE
 HOLMES COUNTY PLANNING COMMISSION

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] 11/28/19 DATE
 HOLMES SOIL AND WATER CONSERVATION DISTRICT

CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith P.S. 8703
 Date: July 19, 2019 revised October 2, 2019
 Job ID: 9319

Pioneer Surveying & Services, LLC.
 5434 Township Road 377
 Millersburg, Ohio 44654
 Phone: 330-278-0220
 Email: caleb@pioneersurveyingandservices.com

Steven F. and Christina Ruth Miller
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 PPN 2600505000