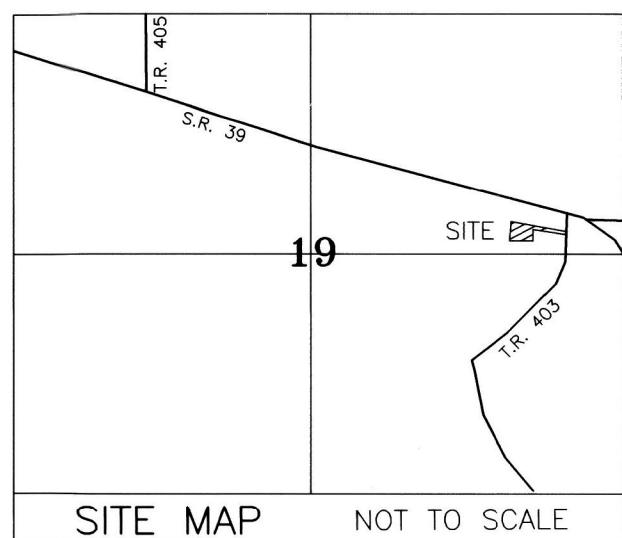


WALNUT CREEK TOWNSHIP SUBDIVISION No. 3

(FINAL)



AGENT:
ANDY RABER
7735 S.R. 516
DUNDEE, OH 44624
PHONE: 330-231-3007

REFERENCES

DEED VOL. 240 PAGE 697
O.R. VOL. 229 PAGE 1550
O.R. VOL. 273 PAGE 7402
O.R. VOL. 274 PAGE 7400
PLAT VOL. 19 PAGE 4176

BASIS OF BEARINGS FROM
PLAT VOL. 19 PAGE 4176

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 50 FOOT EASEMENT
- ACTION 2) CONVEY NEW LOT 1
- ACTION 3) CONVEY 0.595 ACRES

ACKNOWLEDGEMENT OF ENCROACHMENT
We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

ANDY RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 15, 2020.

ANDY RABER, OWNER
S&A CAPITAL HOLDINGS, LLC

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.

ANDY RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 15, 2020.

ANDY RABER, OWNER
S&A CAPITAL HOLDINGS, LLC

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.

ANDY RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 15, 2020.

ANDY RABER, OWNER
S&A CAPITAL HOLDINGS, LLC

ROY R. KLINE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 15, 2020.

ROY R. KLINE, OWNER
S&A CAPITAL HOLDINGS, LLC

MARY JANE KLINE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 15, 2020.

MARY JANE KLINE, OWNER
S&A CAPITAL HOLDINGS, LLC

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled WALNUT CREEK TOWNSHIP SUBDIVISION No. 3 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr
Health Commissioner
2/10/2021
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]
Holmes Soil and Water Conservation District
2/10/2021
DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Robert L. Auld
Chairman, County Commissioners
2/10/2021
DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Donald C. Baker, P.S.
County Engineer
2/10/2021
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.

Arnold Oliver
Holmes County Planning Commission
2/10/2021
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.

Donald C. Baker, P.S.
Donald C. Baker, P.S. 6938
DECEMBER 8, 2020
DATE

OWEN A. HERSHBERGER
AMANDA A. HERSHBERGER
O.R. 249-2107

0.595 AC.
OUTLOT 20 - 0.443 AC.
OUTLOT 21 - 0.046 AC.
S.E. QTR. SEC. 19 - 0.106 AC.

S&A CAPITAL HOLDINGS, LLC
O.R. 273-7402
PN 2601245001

ACREAGE IN LOT 0.259 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 0.259 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.

BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

VILLAGE OF WALNUT CREEK
PART OF OUTLOTS 20 & 21
WALNUT CREEK TOWNSHIP
N.E. & S.E. QTRS. SECTION 19
T-9 N; R-5 W
HOLMES COUNTY, OHIO

0 30 60 90
SCALE: 1"=30'
DATE: OCT. 29, 2020
TAB\WJD WORK5\S-598-20\CNK

- 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"

