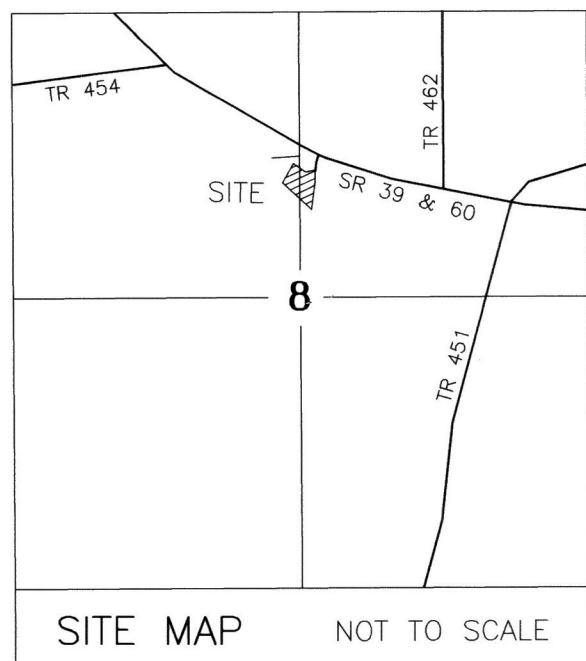


# WASHINGTON TOWNSHIP SUBDIVISION No. 3

(FINAL)

20220004468

B: 19 P: 4814  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 09/22/2022 12:31 PM  
 PLAT MED . 43.20  
 PAGES: 1



AGENT:  
 CHARLES KNIGHT  
 7191 P.R. 480  
 LOUDONVILLE, OH 44842  
 PHONE: 419-908-3269

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.

CHARLES ROBERT KNIGHT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 31, 2022.

CHARLES ROBERT KNIGHT \_\_\_\_\_ DATE \_\_\_\_\_

JANE ALICE KNIGHT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 31, 2022.

JANE ALICE KNIGHT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF DEDICATION OF EASEMENT**  
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the use of P.R. 480 for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

CHARLES ROBERT KNIGHT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 31, 2022.

CHARLES ROBERT KNIGHT \_\_\_\_\_ DATE \_\_\_\_\_

JANE ALICE KNIGHT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 31, 2022.

JANE ALICE KNIGHT \_\_\_\_\_ DATE \_\_\_\_\_

MATTHEW A. STITZLEIN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 31, 2022.

MATTHEW A. STITZLEIN \_\_\_\_\_ DATE \_\_\_\_\_

KELLI T. STITZLEIN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 31, 2022.

KELLI T. STITZLEIN \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**

I hereby certify that the subdivision plat entitled WASHINGTON 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* 9/7/2022  
 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]* 9/7/2022  
 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.

*[Signature]* \_\_\_\_\_ DATE \_\_\_\_\_  
 Chairman, County Commissioners

**CERTIFICATE OF APPROVAL OF PLAT**

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

*[Signature]* 9/7/2022  
 County Engineer \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

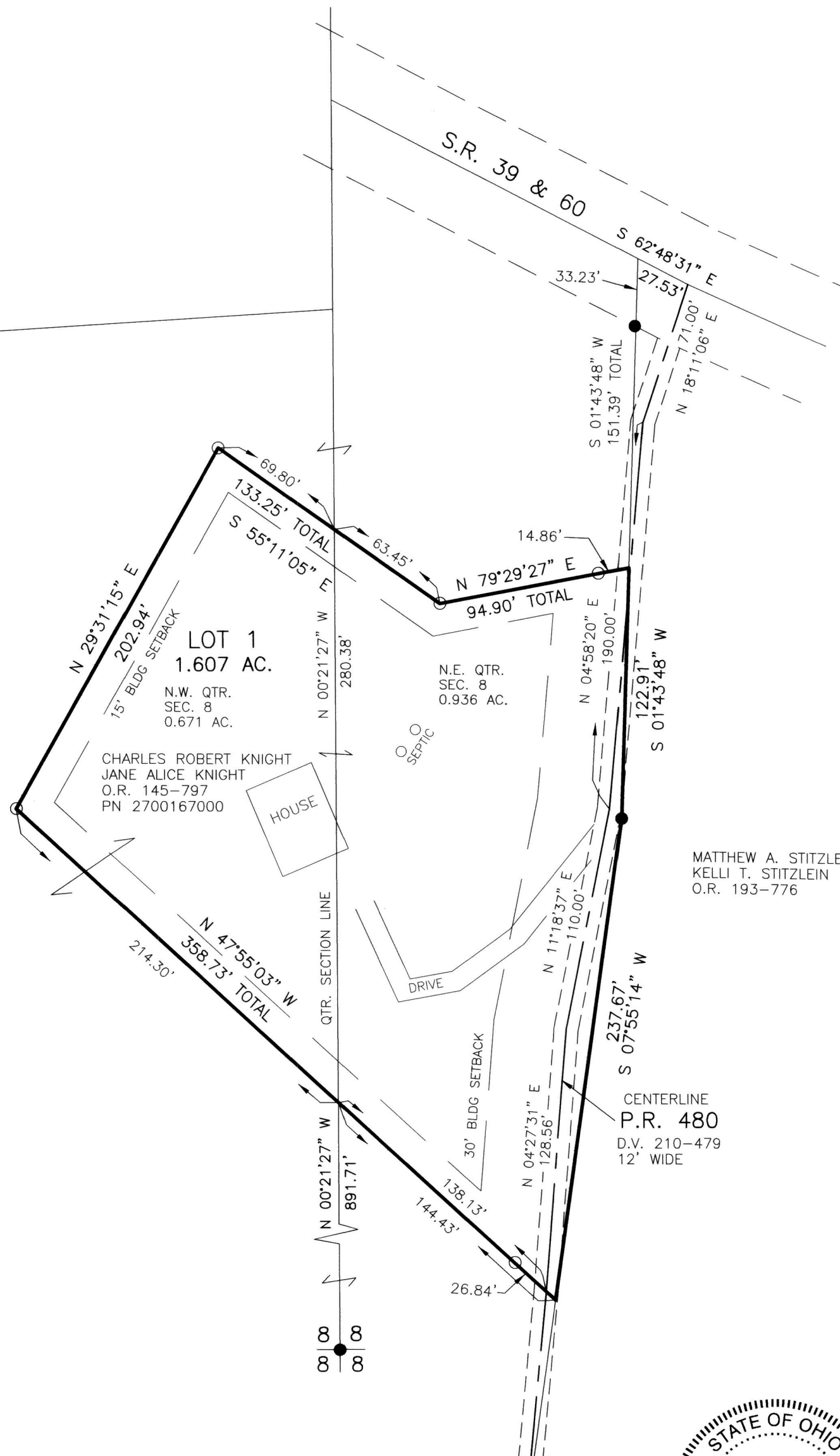
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

*Arnold Oliver* 9/7/2022  
 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.

*Donald C. Baker* JUNE 23, 2022  
 Donald C. Baker, P.S. 6938 \_\_\_\_\_ DATE \_\_\_\_\_



MATTHEW A. STITZLEIN  
 KELLI T. STITZLEIN  
 O.R. 193-776

**REFERENCES**

DEED VOL. 210 PAGE 479  
 O.R. VOL. 145 PAGE 797  
 PLAT VOL. 5 PAGE 39  
 PLAT VOL. 8 PAGE 736  
 PLAT VOL. 9 PAGE 85  
 PLAT VOL. 19 PAGE 2652

BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83, 2011 ADJUSTMENT

ACREAGE IN LOT	1.607 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	1.607 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 AND 30' OFF ROAD RIGHT OF WAY

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

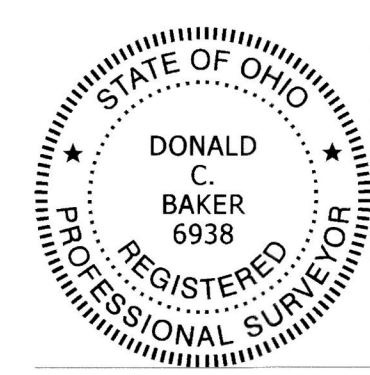
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

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

WASHINGTON TOWNSHIP  
 N.E. QTR. SECTION 8  
 N.W. QTR. SECTION 8  
 T-19 N; R-15 W  
 HOLMES COUNTY, OHIO

0 60 120 180  
  
 SCALE: 1"=60'  
 DATE: MAY 23, 2022  
 FDB\TAB WORK5\S-225-22

- 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 *September 22, 2022*  
 AUDITOR *Jackie McKeever*