

Killbuck Township Subdivision No. 2

(Final)

Killbuck Township
S.E. Qtr. Sec. 9
N.E. Qtr. Sec. 12
T-8 N, R-8 W
Holmes County, Ohio

Agent: Ashton Truit
Phone: 330-231-7251

REFERENCES:
Deeds as shown

Plat Vol. 19 Page 1801
Plat Vol. 19 Page 4626

Area in Lot 3.980 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 3.980 Acres

MASTER PLAT The purpose of this survey.

Action 1) Convey 0.078 acres from Eric A. Pyers, co-trustee and Mary G. Workman, co-trustee (out of PPN 0800764000) to adjoiner Michael Dwaine Miller and Tammy L. Miller.

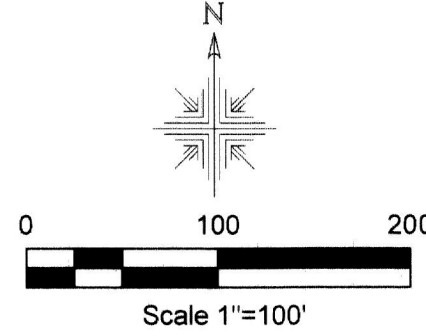
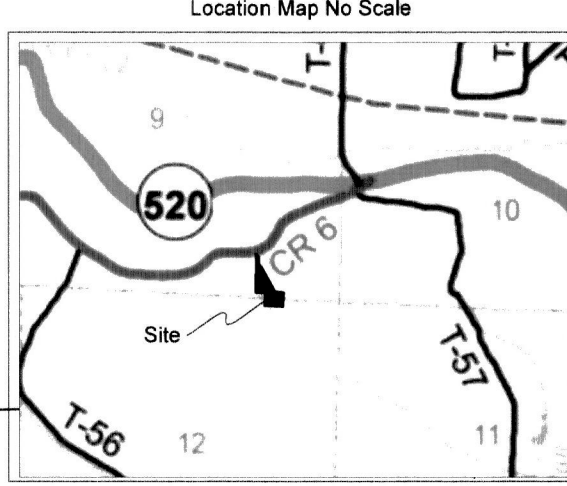
Action 2) Convey 50' easement.

Action 3) Transfer and record Plat.

Action 4) Convey New Lot 1.

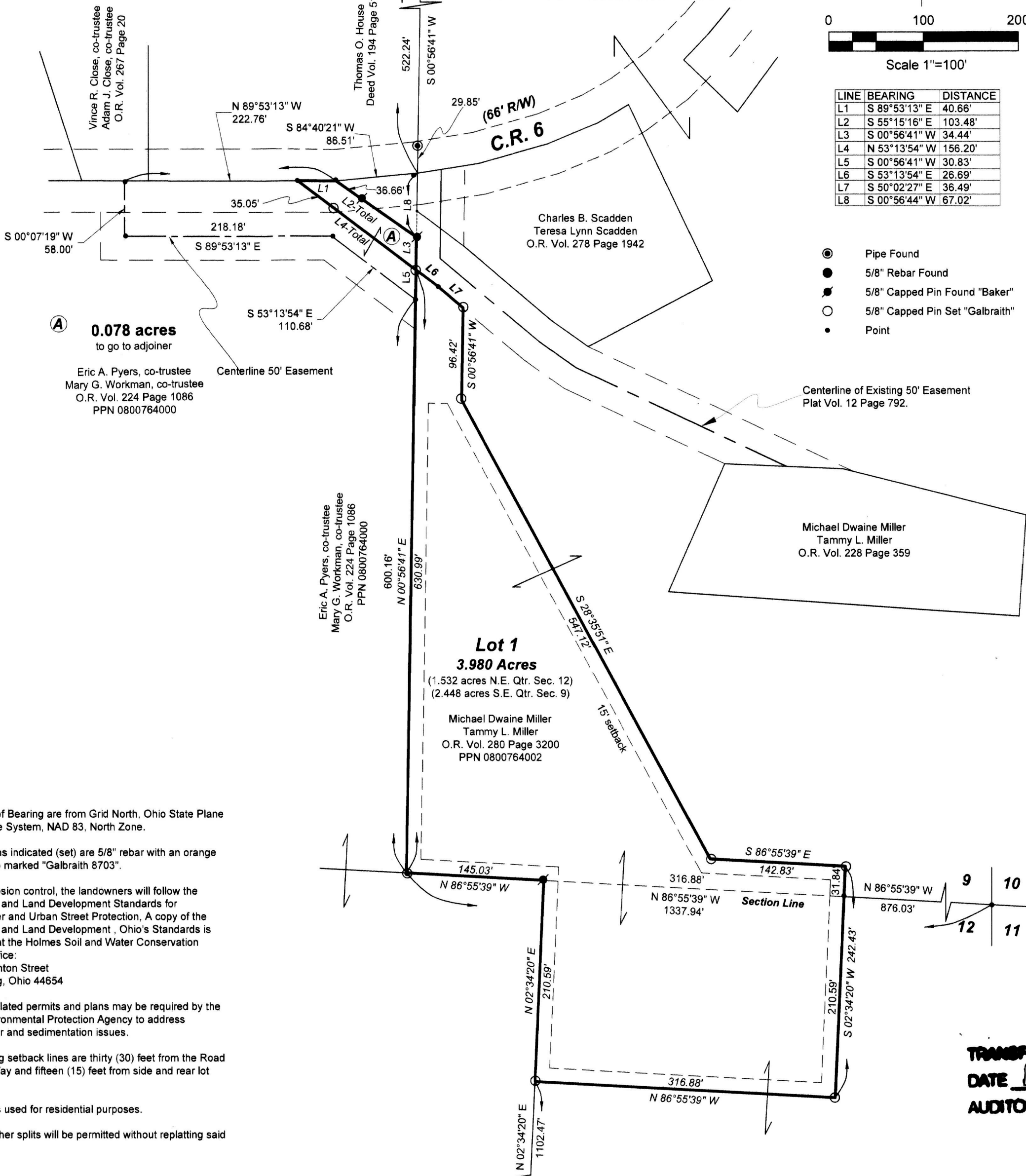
202200005712
B: 19 P: 4876
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
12/13/2022 09:41 AM
PLAT MED . 43.20
PAGES: 1

ORV 283 PG 7336
ORV 283 PG 7340
ORV 283 PG 7345



LINE	BEARING	DISTANCE
L1	S 89°53'13" E	40.66'
L2	S 55°15'16" E	103.48'
L3	S 00°56'41" W	34.44'
L4	N 53°13'54" W	156.20'
L5	S 00°56'41" W	30.83'
L6	S 53°13'54" E	26.69'
L7	S 50°02'27" E	36.49'
L8	S 00°56'44" W	67.02'

- Pipe Found
- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point



- NOTES:**
- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
 - (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
 - (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 1 is used for residential purposes.
 - (6) No further splits will be permitted without replatting said lot.

TRANSFER NOT NECESSARY
DATE Dec 13, 2022
AUDITOR Jackie McKee-PT



CERTIFICATE OF ACCURACY
I certify this survey to be correct to the best of my knowledge.
Caleb Galbraith
Caleb Jerome Galbraith P.S. 8703
Date: August 5, 2022
Job ID: 11122-H27
Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

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.

Michael Dwaine Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August 30, 2022.
Tammy L. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August 30, 2022.

Maintenance Agreement
The owners of Lot 1 of the Killbuck Township Subdivision No. 2 shall be responsible for 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF EASEMENT.
We, the undersigned, grant unto hereon shown Lot 1 of the Killbuck Township Subdivision No. 2, their heirs and assigns, the 50' easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Eric A. Pyers, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on August 30, 2022.
Mary G. Workman, Pursuant to electronic signature verification by Holmes County Planning Commission on August 30, 2022.

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.
Raymond E. Hughes 9/24/2022
CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
Michael E. Berry 9/14/2022
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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.
Arnold Oliver 9/14/2022
HOLMES COUNTY PLANNING COMMISSION 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] 9/14/2022
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled Killbuck Township Subdivision No.2 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.
Michael E. Berry 9/14/2022
COUNTY HEALTH COMMISSIONER DATE

