

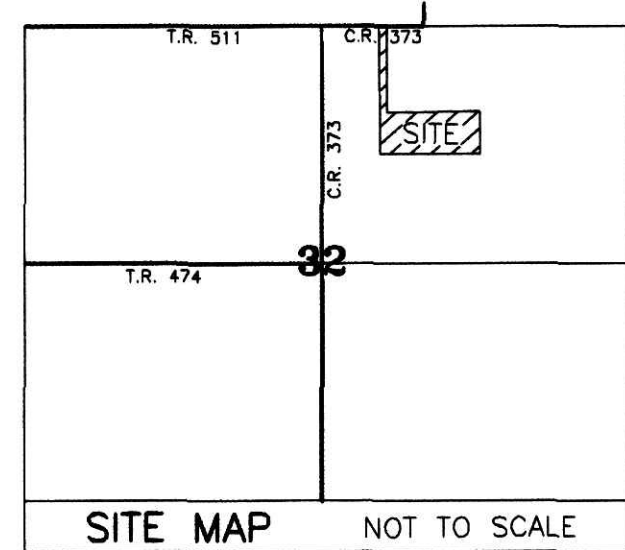
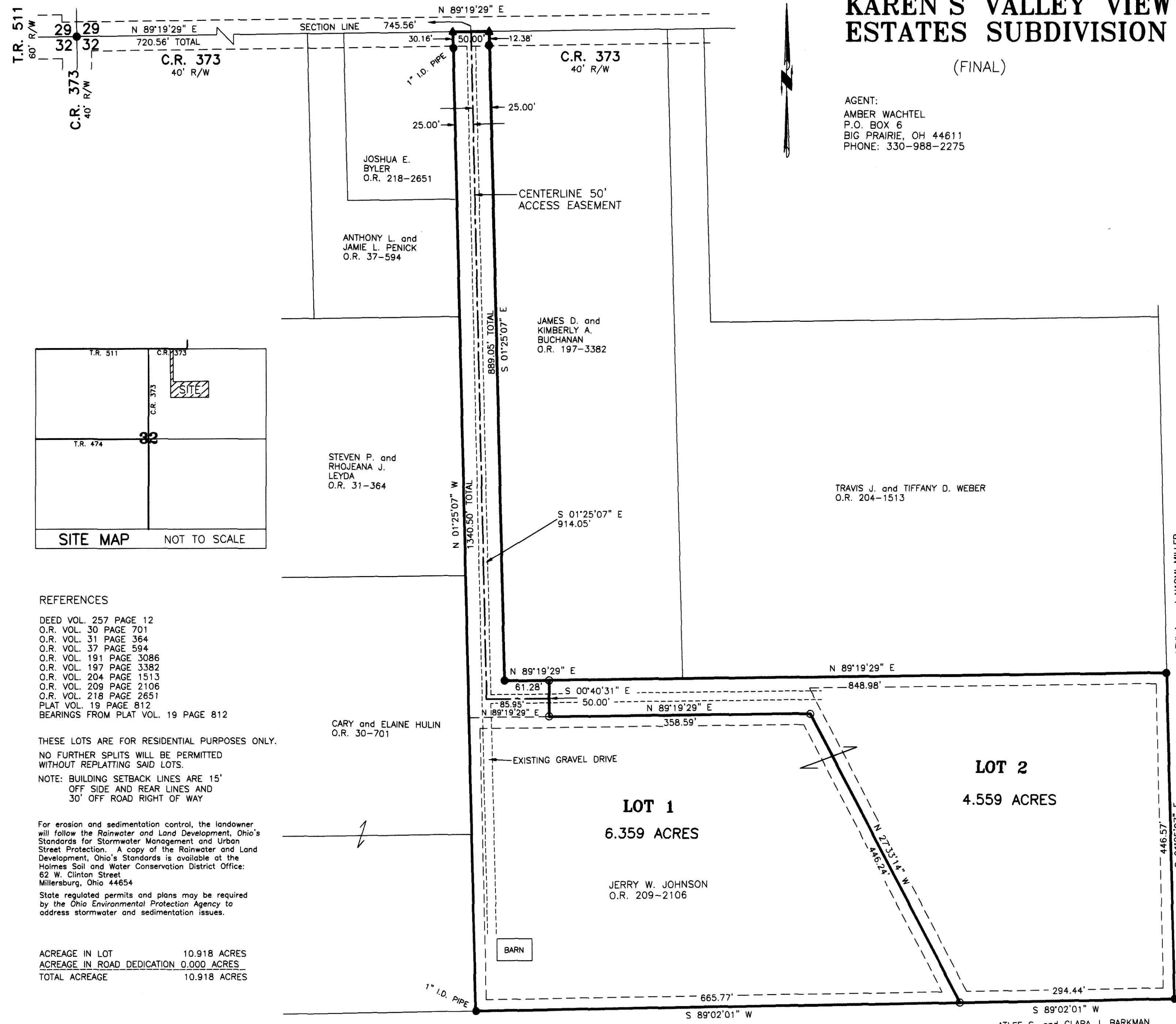
201000067871  
 Filed for Record in  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 09-14-2010 At 02:28 pm.  
 PLAT MED 44.30  
 OR Book 19 Page 1748 - 1748

201000067871  
 JEREMY & AMBER WACHTEL  
 P.O. BOX 6  
 BIG PRAIRIE OH 44611

# KAREN'S VALLEY VIEW ESTATES SUBDIVISION

(FINAL)

AGENT:  
 AMBER WACHTEL  
 P.O. BOX 6  
 BIG PRAIRIE, OH 44611  
 PHONE: 330-988-2275



- REFERENCES
- DEED VOL. 257 PAGE 12
  - O.R. VOL. 30 PAGE 701
  - O.R. VOL. 31 PAGE 364
  - O.R. VOL. 37 PAGE 594
  - O.R. VOL. 191 PAGE 3086
  - O.R. VOL. 197 PAGE 3382
  - O.R. VOL. 204 PAGE 1513
  - O.R. VOL. 209 PAGE 2106
  - O.R. VOL. 218 PAGE 2651
  - PLAT VOL. 19 PAGE 812
  - BEARINGS FROM PLAT VOL. 19 PAGE 812

THESE LOTS ARE 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.

ACREAGE IN LOT 10.918 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 10.918 ACRES

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.

*Jerry W. Johnson* 7-3-10  
 JERRY W. JOHNSON DATE

DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

*Jerry W. Johnson* 9-3-10  
 JERRY W. JOHNSON DATE

DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled KAREN'S VALLEY VIEW ESTATES 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

*Dj Metcalf* 9/7/10  
 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.

*Phyllis Gilmore* 9-7-10  
 Phyllis Gilmore DATE  
 Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

*Joe Miller*  
 Chairman, County Commissioners DATE

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

*Christopher K. Young, P.E., P.S.* 9/7/10  
 Christopher K. Young, P.E., P.S. 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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

*And Olei* 9/7/10  
 And Olei DATE  
 Holmes County Planning Commission

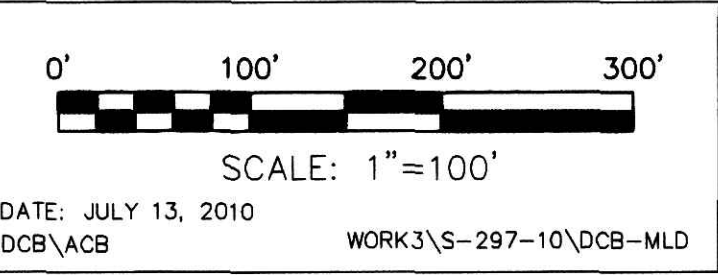
CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

*Donald C. Baker* Aug. 24, 2010  
 Donald C. Baker, P.S. 6938 DATE



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

RIPLEY TOWNSHIP  
 N.E. QTR. SECTION 32  
 T-18 N; R-14 W  
 HOLMES COUNTY, OHIO



- ▲ 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"

TRANSFER NOT NECESSARY  
 DATE 9-14-10  
 AUDITOR *J Miller fj*

DATE: JULY 13, 2010  
 DCB\ACB WORK3\S-297-10\DCB-MLD