

APPROVED FOR TRANSFER ONLY
NO SUBDIVISION PLAT REQUIRED

(O.R.C. 711.001 & 711.131)
Lot(s) not for building unless
approved by Board of Health.

HOLMES CO. PLANNING COMMISSION
By 213 Date 1-13-14



These properties are subject to all legal highways, rights-of-way, easements, leases and restrictions
of record or otherwise legally established which may not be necessarily shown hereon.



Bearings are oriented to the Ohio
State Plane Coordinate System
North Zone - NAD 83.

Surveys used
Plat Vol. 13 - Page 130
Plat Vol. 18 - Page 379
Plat Vol. 18 - Page 380
Plat Vol. 19 - Page 1485

201400086986

B: 19 P: 2409
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
01/17/2014 10:05 AM
SMALL PLAT . 40.00
PAGES: 1

Plat of Survey
for

CAMPBELL OIL COMPANY
First American Title Insurance Company
Heartland Title Agency, LLC

ORV 247 page 4709

Situated in the Village of Walnut Creek and in Walnut Creek Township, Holmes
County, Ohio.

Being located in Out Lot 21 of the Village of Walnut Creek in the Northeast Quarter of
Section 19 in Township 9 N, Range 5 W.

Quarter section corner
was calculated from a
survey performed by
Donald C. Baker PS 6938
dated October 25, 1990. And
a survey performed by Civil
Design Associates, Inc.
dated July 24, 2009.

Prepared by
WARD & EMLER SURVEYING, INC.
113 Third Street SE
New Philadelphia Ohio 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)
E-mail: wardemler@surveyorshio.com

I, the undersigned, do hereby state that this plat was prepared from a field survey completed
under my supervision and pursuant to Chapter 4733-37 of the Ohio Administrative Code.

R. Aaron Wells P.S. #8401

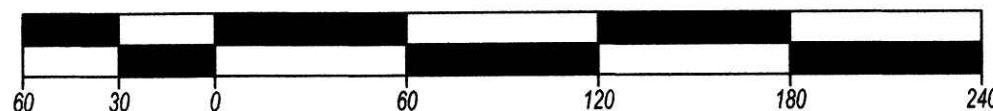
December 13, 2013



PLAT APPROVED

1/9/2014s

Scale: 1 inch = 60 feet



● Denotes 5/8" x 30" iron rebar with blue plastic caps stamped R.A.W. 8401 set.

○ Denotes iron pin found as noted.

△ Denotes a railroad spike found.

Documents used were plats of local surveys, official records, deed volumes and pages as shown hereon.

5/8" I. Pin fd
Civil Design
200.20'
S 7°44'19" W
S 88°36'02" E
7.00'
5/8" I. Pin fd
Long 6505

RTB Holdings of Walnut Creek, LTD
Official Record 236 - Pg. 2386

OUT

LOT

21

The Dutch Corp.
Official Record 29 - Pg. 338

Brandywine Holdings, Ltd
Official Record 182 - Pg. 1719

The Dutch Corp.
Official Record 29 - Pg. 338

Deed Vol. 265 - Pg. 27

St. Johns United Church of Christ
Official Record 209 - Pg. 2959

Out Lot 19

Out Lot 18

Out Lot 21

0.755 Total Acre
(0.610 Acre within R/W)

centerline SR 39

STATE ROUTE 39

STATE ROUTE 515

WALNUT STREET

3/4" OD I. Pipe fd
N 3°32'40" E
28.35'

N 84°46'42" W 215.00'
S 84°46'42" E 205.43'

N 84°46'42" W
4.06'

N 87°17'09" W

S 87°17'09" E

S 87°17'05" E

139.03'

railroad spike fd

5/8" I. Pin
Baker 6938

5/8" I. Pin

5/8" I. Pin fd

5/8" I. Pin fd

5/8" I. Pin fd

5/8" I. Pin fd

5/8" I. Pin fd
Civil Design
2 feet deep

N 88°26'51" W 156.10'

N 88°26'51" W 303.95'

N 88°26'51" W 151.68'

SE Corner
NE Quarter
Section 19

S 53°10'21" E
centerline SR 39

centerline SR 39
N 53°10'21" W 144.64'

S 11°49'45" W 92.94'

223.91' - total
94.02'

N 5°18'30" E 111.77'

N 5°18'30" E 205.91'

N 53°10'21" W 211.15'

S 88°26'51" E 215.00'