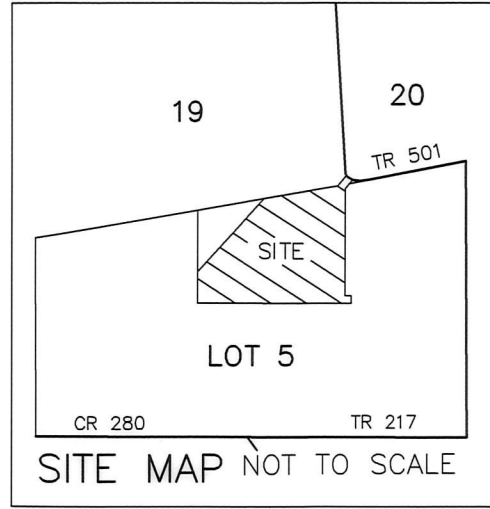


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# KNOX TOWNSHIP SUBDIVISION No. 1

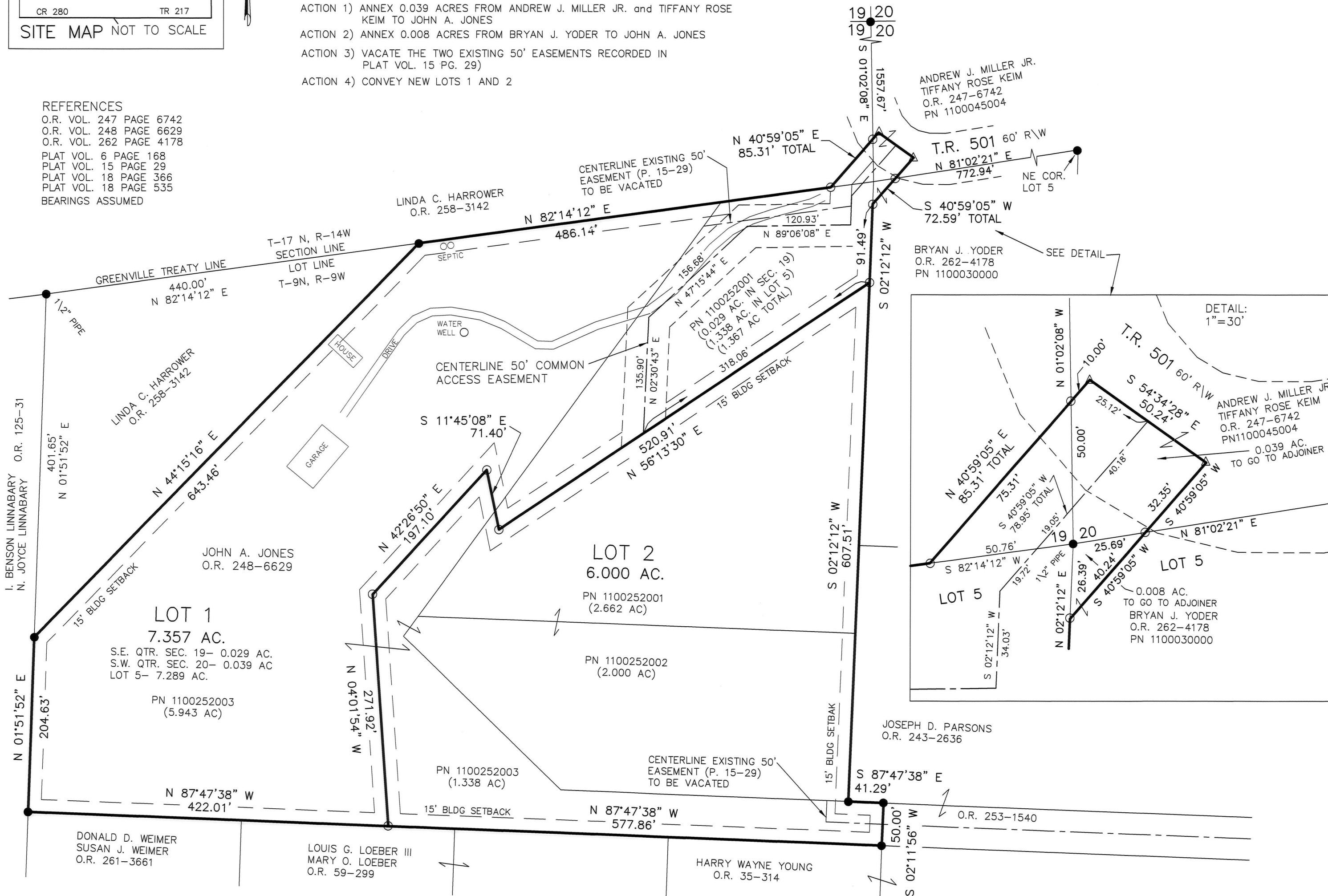
(FINAL)

AGENT:  
 JOHN JONES  
 6035 T.R. 501  
 BIG PRAIRIE, OHIO 44611  
 PHONE: 330-465-0408

## MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) ANNEX 0.039 ACRES FROM ANDREW J. MILLER JR. and TIFFANY ROSE KEIM TO JOHN A. JONES
- ACTION 2) ANNEX 0.008 ACRES FROM BRYAN J. YODER TO JOHN A. JONES
- ACTION 3) VACATE THE TWO EXISTING 50' EASEMENTS RECORDED IN PLAT VOL. 15 PG. 29)
- ACTION 4) CONVEY NEW LOTS 1 AND 2

- REFERENCES  
 O.R. VOL. 247 PAGE 6742  
 O.R. VOL. 248 PAGE 6629  
 O.R. VOL. 262 PAGE 4178  
 PLAT VOL. 6 PAGE 168  
 PLAT VOL. 15 PAGE 29  
 PLAT VOL. 18 PAGE 366  
 PLAT VOL. 18 PAGE 535  
 BEARINGS ASSUMED



NOTE: SIGN IN PERMANENT BLACK INK

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

*John A. Jones* 5-9-2019  
 JOHN A. JONES DATE

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

*John A. Jones* 5-9-2019  
 JOHN A. JONES DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled KNOX TOWNSHIP SUBDIVISION No. 1 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

*Michael Durr MBA / PE, PS* 5/9/2019  
 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.

*Joseph D. Parsons* 5/9/19  
 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.

*John A. Jones* DATE  
 Chairman, County Commissioners

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

*Michael Durr MBA / PE, PS* 5/9/19  
 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.

*Andrianna S. Jones* 5/9/19  
 Holmes County Planning Commission DATE

TRANSFER NOT NECESSARY  
 DATE 05/31/2019  
 AUDITOR Jackie McFee

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.

MAINTENANCE AGREEMENT  
 THE OWNERS OF LOTS 1 and 2 OF THE KNOX TOWNSHIP No. 1 SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

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  
 ACREAGE IN LOT 13.357 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 13.357 ACRES

 <b>BAKER SURVEYING, LLC</b> 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 FAX 330-674-6027	KNOX TOWNSHIP S.E. QTR. SECTION 19 S.W. QTR. SECTION 20 T-17 N; R-14 W 1ST. QTR., LOT 5 T-9 N, R-9 W HOLMES COUNTY, OHIO	 SCALE: 1"=100' DATE MARCH 20, 2019 FDB\KES WORK6\S-126-19	<ul style="list-style-type: none"> <li>● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED</li> <li>△ R.R. SPIKE SET</li> <li>○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"</li> </ul>
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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* 5/3/19  
 Donald C. Baker P.S. 6938 DATE