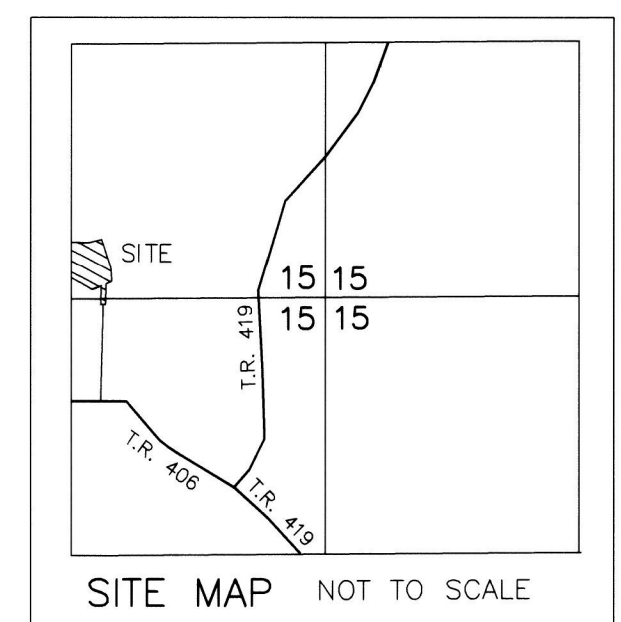


ORV 281 PG 4469
 ORV 281 PG 4471
 ORV 281 PG 4473
 ORV 281 PG 4475
 ORV 281 PG 4478
 ORV 281 PG 4486
 ORV 281 PG 4488
 ORV 281 PG 4490

WALNUT CREEK TOWNSHIP SUBDIVISION No. 4

(FINAL)

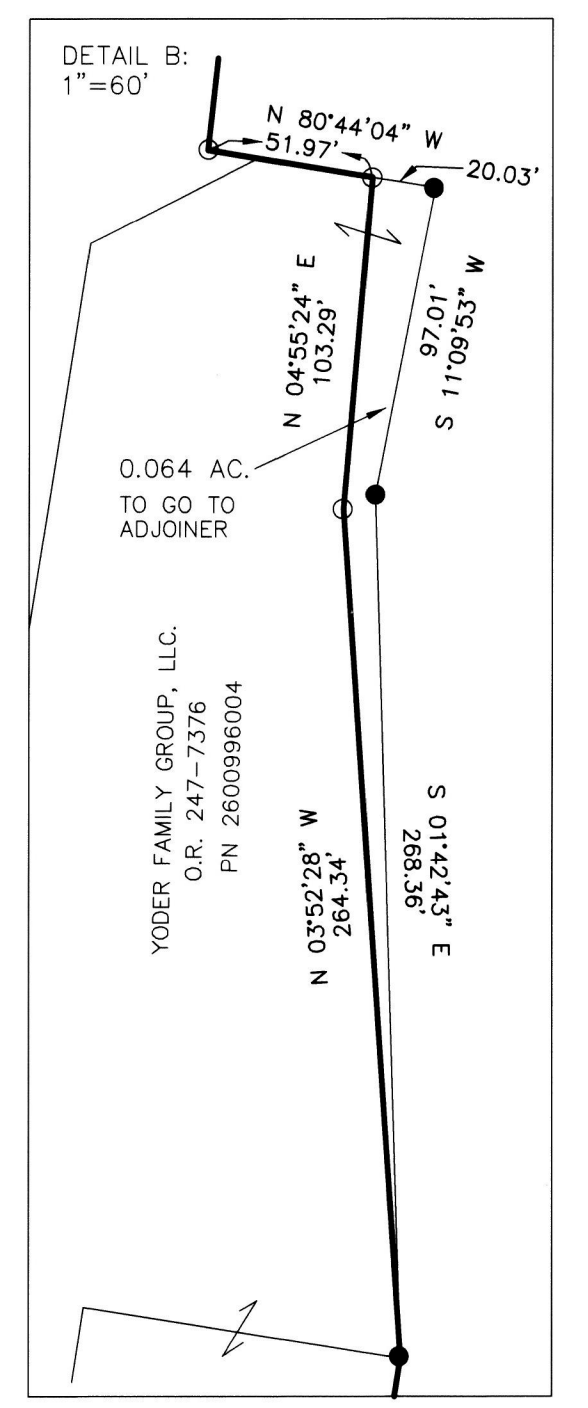
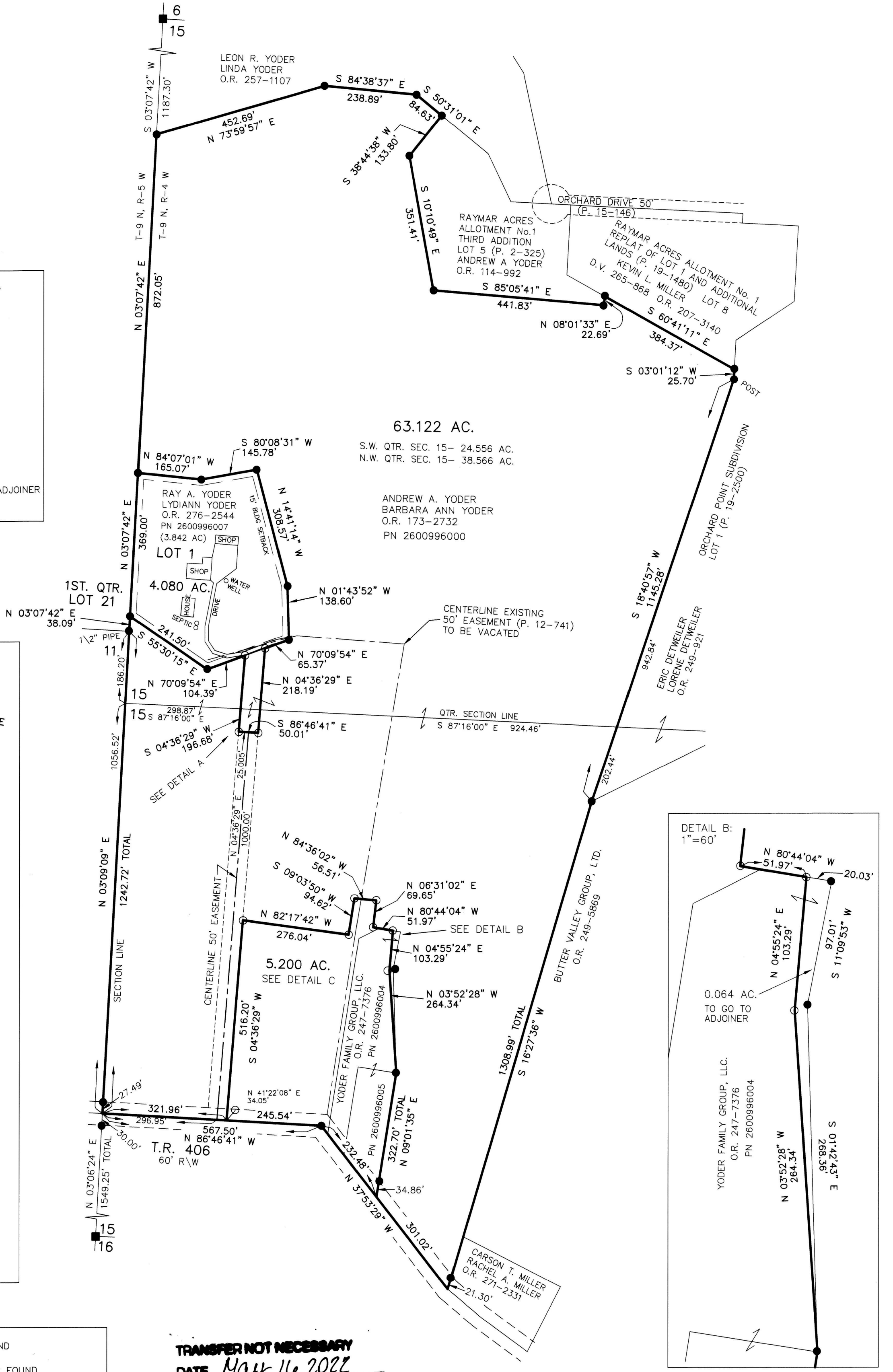
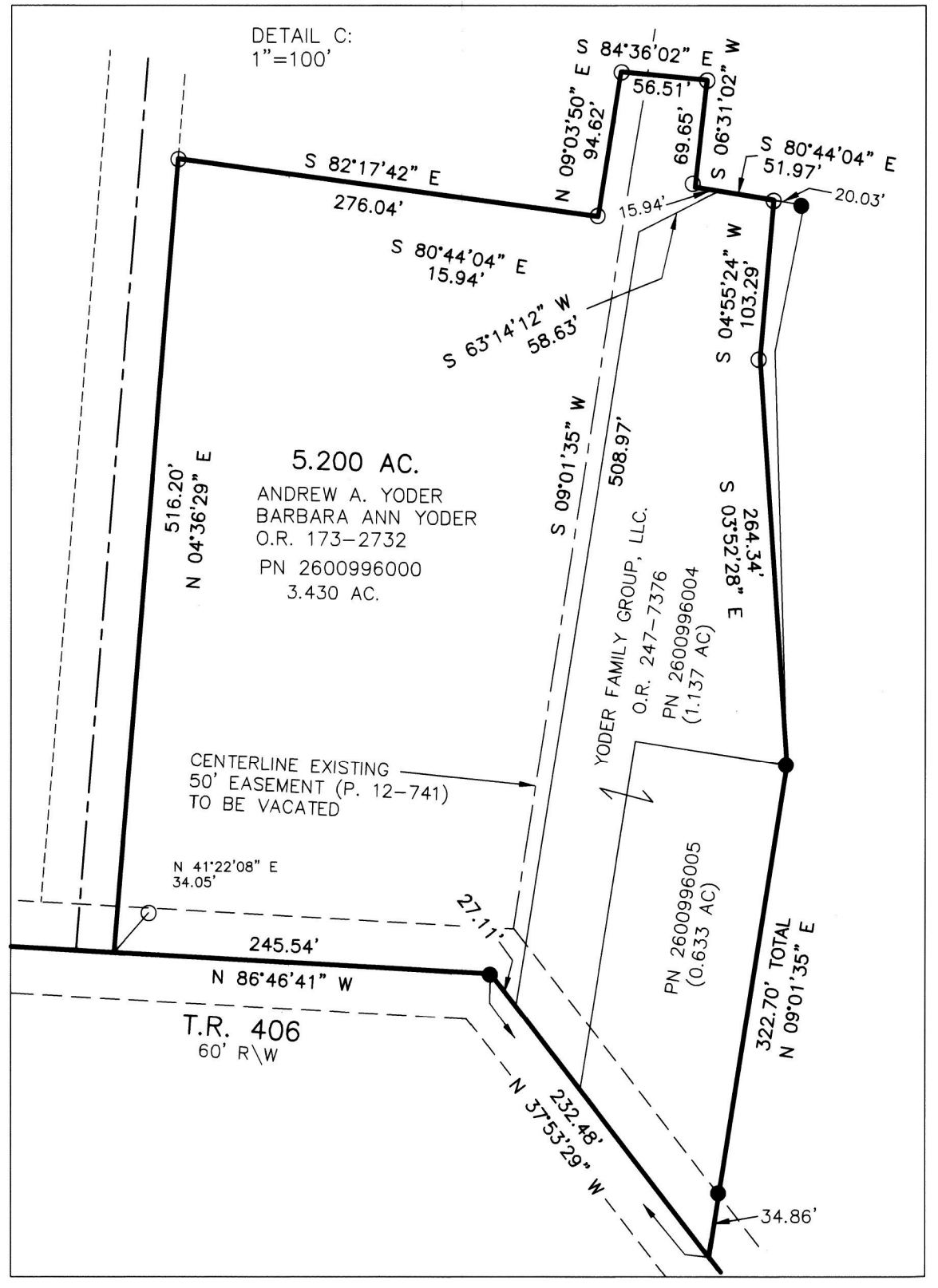
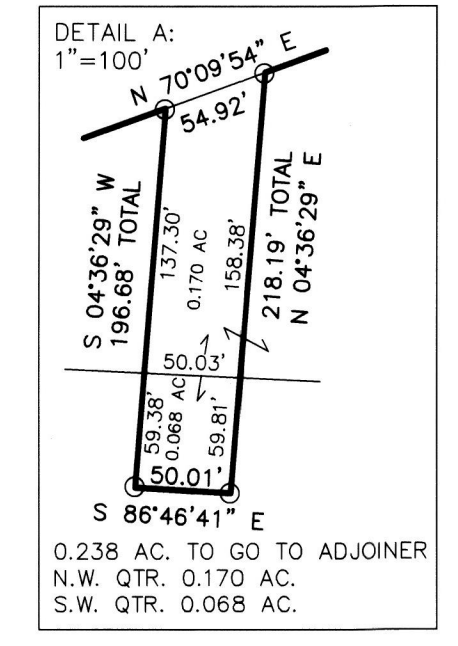


AGENT:
 RAY A. YODER
 2277 T.R. 406
 SUGARCREEK, OHIO 44681
 PHONE: 330-231-0721

- REFERENCES
 O.R. VOL. 173 PAGE 2732
 O.R. VOL. 247 PAGE 7376
 O.R. VOL. 276 PAGE 2544
 PLAT VOL. 19 PAGE 3026
 PLAT VOL. 19 PAGE 2540
 PLAT VOL. 19 PAGE 4339
 PLAT VOL. 19 PAGE 123
 PLAT VOL. 19 PAGE 2434
 PLAT VOL. 19 PAGE 480
 PLAT VOL. 19 PAGE 2500
 BASIS OF BEARINGS FROM
 PLAT VOL. 19 PAGE 123

MASTER PLAT

- ACTION 1) CONVEY 3.430 ACRES FROM ANDREW A. YODER AND BARBARA ANN YODER TO YODER FAMILY GROUP, LLC.
- ACTION 2) CONVEY 0.064 ACRES FROM YODER FAMILY GROUP, LLC. TO ANDREW A. YODER AND BARBARA ANN YODER
- ACTION 3) CONVEY 0.238 ACRES FROM ANDREW A. YODER AND BARBARA ANN YODER TO RAY A. YODER AND LYDIANN YODER
- ACTION 4) VACATE EXISTING 50 FOOT EASEMENT RECORDED IN PLAT VOL. 12 PAGE 741
- ACTION 5) CONVEY NEW 50 FOOT EASEMENT FROM ANDREW A. YODER AND BARBARA ANN YODER TO RAY A. YODER AND LYDIANN YODER
- ACTION 6) TRANSFER AND RECORD PLAT
- ACTION 7) CONVEY NEW LOT 1
- ACTION 8) CONSOLIDATE 3.430 ACRES, PN 2600996005 AND REMAINDER OF PN 2600996004 AND CONVEY 5.200 ACRES
- ACTION 9) CONSOLIDATE 0.064 ACRES AND REMAINDER OF PN 2600996000 AND CONVEY 63.122 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.
 RAY A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2022.

RAY A. YODER DATE
 LYDIANN YODER DATE
 ANDREW A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2022.
 BARBARA ANN YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2022.

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.
 ANDREW A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2022.
 BARBARA ANN YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2022.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled WALNUT CREEK TOWNSHIP SUBDIVISION No. 4 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 systems on any lot is dependent on a site specific evaluation prepared by the state of Ohio.
Michael E. Linn 4/25/2022
 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 in this plan hereon.
Michelle Wood 4/25/2022
 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.
Joe M...
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
Donald C. Baker P.S. 4/25/2022
 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 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.
Arnold Oliver 4/25/2022
 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 P.S. 4/25/2022
 Donald C. Baker P.S. 6938 DATE

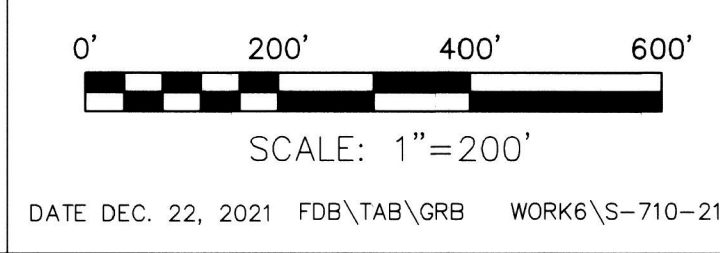
ACREAGE IN LOT 4.080 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 4.080 ACRES

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLACING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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

WALNUT CREEK TOWNSHIP
 N.W. QTR. SECTION 15
 S.W. QTR. SECTION 15
 T-9 N; R-4 W
 HOLMES COUNTY, OHIO



- STONE 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 *May 16, 2022*
 AUDITOR *Chickie McKee-D*

