

KAREN'S VALLEY VIEW ESTATES SUBDIVISION REPLAT No. 1

REPLAT OF KAREN'S VALLEY VIEW ESTATES SUBDIVISION (P. 19-1748) LOTS 1 & 2 (FINAL)

TRANSFER NOT NECESSARY

DATE April 10, 2023

AGENT Jaekie McLeod

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.

JOSEPH M. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

JOSEPH M. WACHTEL DATE
CAROL J. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

CAROL J. WACHTEL DATE
JEREMY A. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

JEREMY A. WACHTEL aka JEREMY WACHTEL DATE
JEREMY A. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

AMBER N. WACHTEL aka AMBER WACHTEL DATE
CERTIFICATE OF DEDICATION OF EASEMENT
We, the undersigned, grant unto hereon shown Lots 3 & 4, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

JOSEPH M. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

JOSEPH M. WACHTEL DATE
CAROL J. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

CAROL J. WACHTEL DATE
JEREMY A. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

JEREMY A. WACHTEL aka JEREMY WACHTEL DATE
JEREMY A. WACHTEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 22, 2023.

AMBER N. WACHTEL aka AMBER WACHTEL 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 REPLAT 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 E. Herr 3/17/2023
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.

[Signature] 3/17/2023
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.

[Signature] DATE
Chairman, County Commissioners DATE

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

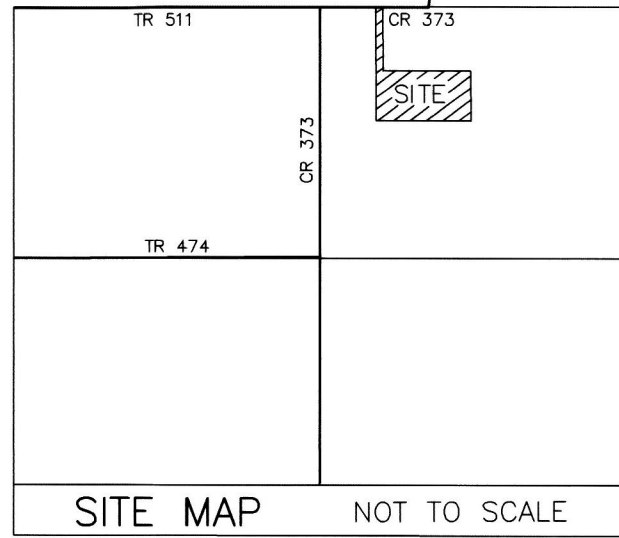
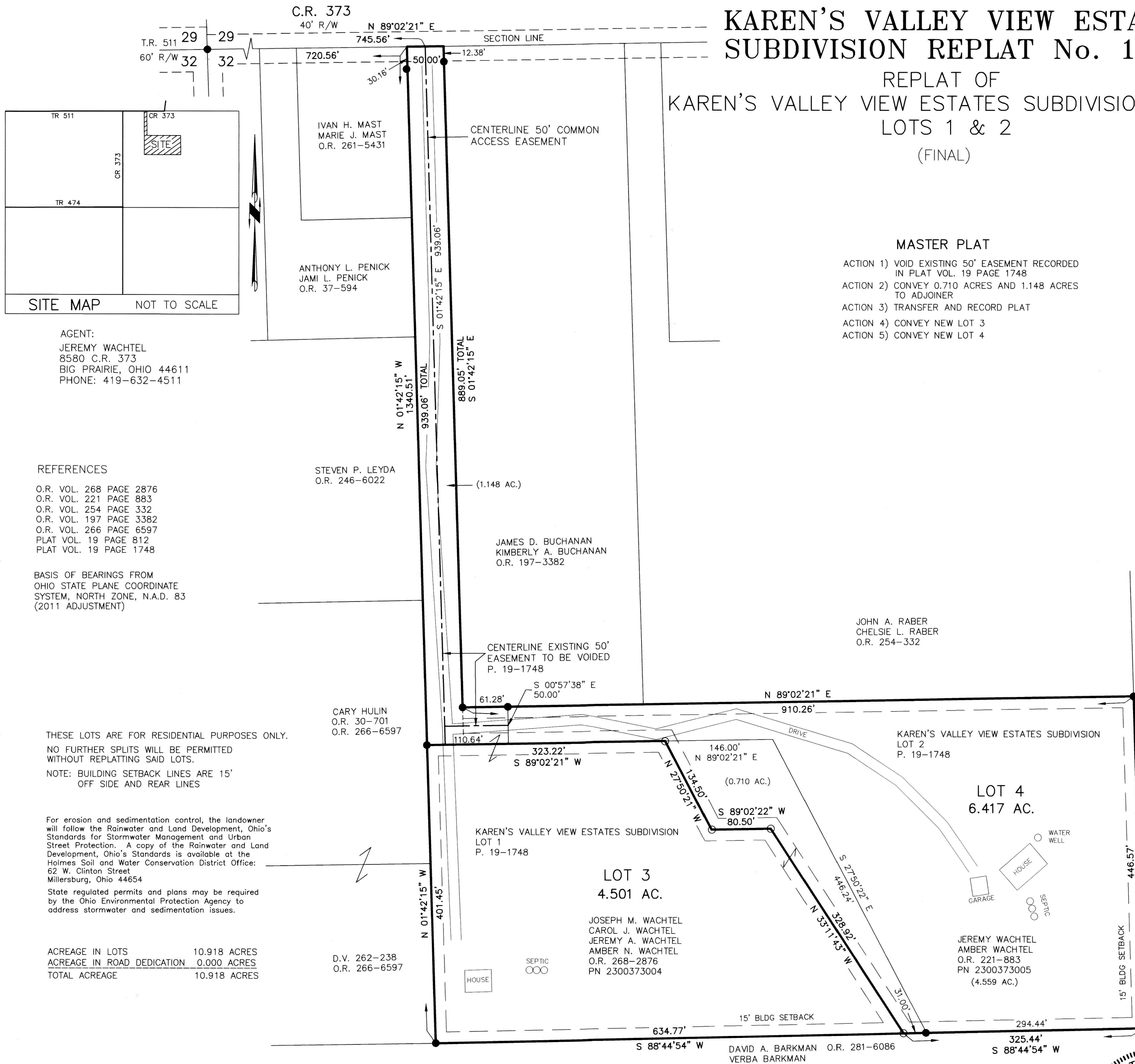
Donald C. Baker, P.E., P.S. 3/17/2023
County Engineer DATE

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.

Arnold Oliver 3/17/2023
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 JAN. 9, 2023
Donald C. Baker P.S. 6938 DATE



AGENT:
JEREMY WACHTEL
8580 C.R. 373
BIG PRAIRIE, OHIO 44611
PHONE: 419-632-4511

- REFERENCES
- O.R. VOL. 268 PAGE 2876
 - O.R. VOL. 221 PAGE 883
 - O.R. VOL. 254 PAGE 332
 - O.R. VOL. 197 PAGE 3382
 - O.R. VOL. 266 PAGE 6597
 - PLAT VOL. 19 PAGE 812
 - PLAT VOL. 19 PAGE 1748


BASIS OF BEARINGS FROM
OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, N.A.D. 83
(2011 ADJUSTMENT)

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


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

D.V. 262-238
O.R. 266-6597

**BAKER SURVEYING, LLC**
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

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

0' 100' 200' 300'

SCALE: 1"=100'
DATE: DEC. 1, 2022 TAB\VD WORK6\S-640-22\CNK

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

