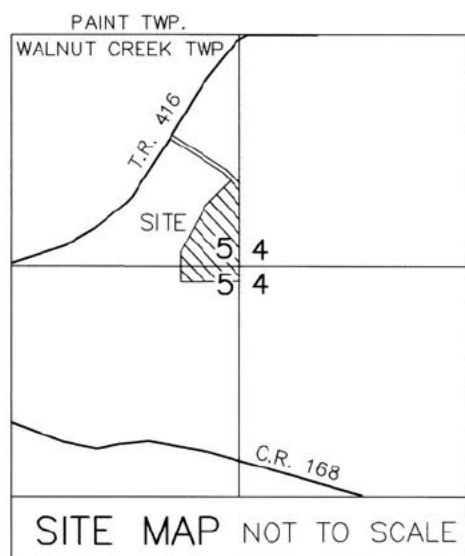


WALNUT CREEK TOWNSHIP SUBDIVISION No. 6

20230002948

B: 19 P: 5048
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 07/25/2023 09:53 AM
 PLAT MED . 43.20
 PAGES: 1

ORV 286 Pg 1612
 ORV 286 Pg 1623



AGENT:
 ANTHONY YODER
 1755 T.R. 416
 DUNDEE, OHIO 44624
 PHONE: 330-600-1820

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

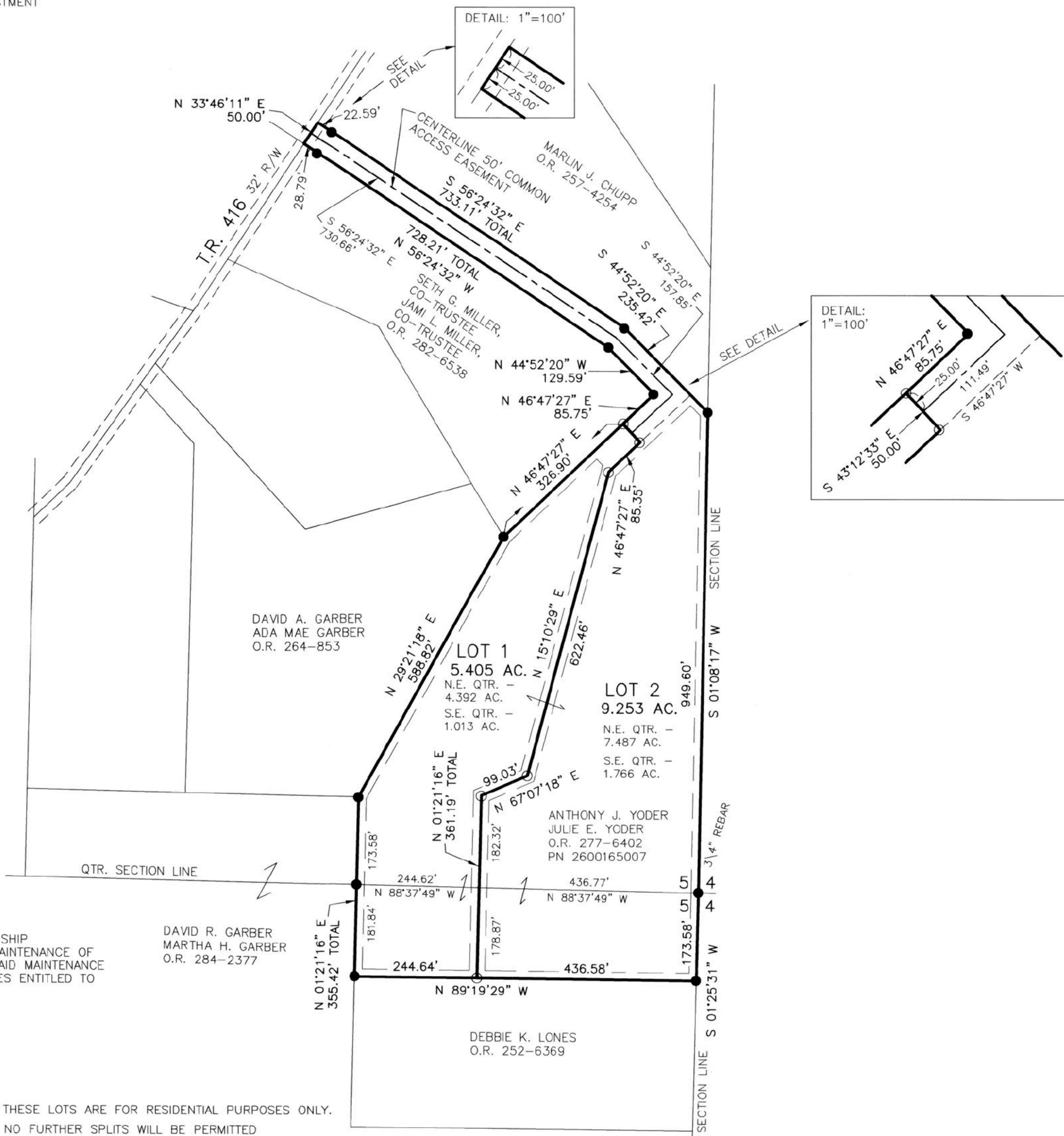
(FINAL)

REFERENCES

- O.R. VOL. 277 PAGE 6402
- O.R. VOL. 252 PAGE 6369
- O.R. VOL. 284 PAGE 2377
- O.R. VOL. 282 PAGE 6538
- O.R. VOL. 257 PAGE 4254
- PLAT VOL. 19 PAGE 3055
- PLAT VOL. 19 PAGE 2918

MASTER PLAT

- ACTION 1) TRANSFER AND RECORD PLAT
- ACTION 2) CONVEY LOT 1
- ACTION 3) CONVEY LOT 2



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.
 ANTHONY J. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2023.

ANTHONY J. YODER _____ DATE

JULIE E. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2023.

JULIE E. YODER _____ 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.

ANTHONY J. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2023.

ANTHONY J. YODER _____ DATE

JULIE E. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2023.

JULIE E. YODER _____ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled WALNUT CREEK TOWNSHIP SUBDIVISION No. 6 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. Burr 5/18/2023
 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] 5/18/2023
 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.

Chairman, County Commissioners _____ DATE

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

[Signature] 5/18/2023
 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 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 5/18/2023
 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 APRIL 28, 2023
 Donald C. Baker P.S. 6938 _____ DATE

TRANSFER NOT NECESSARY

DATE July 25 2023
 AUDITOR *[Signature]*

MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 1 & 2 OF WALNUT CREEK TOWNSHIP SUBDIVISION No. 6 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

DAVID R. GARBER
 MARTHA H. GARBER
 O.R. 284-2377

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

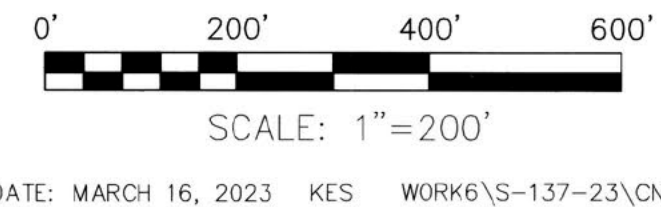
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

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 LOTS	14.658 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	14.658 ACRES

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

WALNUT CREEK TOWNSHIP
 N.E. & S.E. QTRS. SECTION 5
 T-9 N; R-4 W
 HOLMES COUNTY, OHIO



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

