



AGENT:
CURT YODER
KAUFMAN REALTY
1047 W. MAIN ST.
SUGARCREEK, OHIO 44681
PHONE: 330-204-2447

REFERENCES
O.R. VOL. 206 PAGE 3050
O.R. VOL. 266 PAGE 1164
O.R. VOL. 241 PAGE 87
O.R. VOL. 50 PAGE 299
PLAT VOL. 17 PAGE 460
PLAT VOL. 19 PAGE 3619

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

MASTER PLAT

- ACTION 1) CONVEY 1.064 ACRES TO ADJOINER LEROY J. MILLER AND RUBY A. MILLER
- ACTION 2) VACATE EXISTING 50' EASEMENT
- ACTION 3) TRANSFER AND RECORD PLAT
- ACTION 4) CONVEY 2.371 ACRES, 2.200 ACRES, 3.127 ACRES, LOT 1 & LOT 2

ACREAGE IN LOTS 12.202 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 12.202 ACRES

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.

0' 100' 200' 300'
SCALE: 1"=100'
DATE: FEB. 5, 2024 TAB\GRB WORK6\S-581-23\CNK

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

WALNUT CREEK TOWNSHIP
3RD QTR., LOT 4
T-9 N; R-5 W
HOLMES COUNTY, OHIO

WALNUT CREEK TOWNSHIP SUBDIVISION No. 9

(FINAL)



ALEN E. MILLER
ANNA JEAN MILLER
O.R. 266-1164

LOT 2
7.800 AC.

DER BUSCH, LTD.
O.R. 206-3050
PN 2600534000

NOTE: I HELD THIS LINE STRAIGHT AS O.R. 206 PG. 3050 CALLS FOR AND I BELIEVE IT TO BE THE INTENT.

MARTY A. YODER
RHODA KLINE
O.R. 246-5800

3"X1" STONE WITH "X"
48.70' (47.50' REC)
3"X8" STONE WITH "T"
S 01°16'43" W 10.37' (CALC.) (9.3' PER P.V. 8 PG. 77)

N 88°27'55" W
AMSTUTZ FAMILY FARM, LTD.
O.R. 241-87

20240002880
B: 19 P: 5342
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/05/2024 03:37 PM
SMALL PLAT . 40.00
PAGES: 1

TRANSFER NOT NECESSARY

DATE 8-5-24
AUDITOR Jackie McKeel

ORV 289 Pg 3661
ORV 289 Pg 3664
ORV 289 Pg 3667

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.

JONAS A. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 11, 2024.

DER BUSCH, LTD. DATE
JONAS A. MILLER

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.

JONAS A. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 11, 2024.

DER BUSCH, LTD. DATE
JONAS A. MILLER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled WALNUT CREEK TOWNSHIP SUBDIVISION No. 9 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.

Health Commissioner DATE
7/15/2024

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.

Holmes Soil and Water Conservation District DATE
7/15/2024

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
7/22/24

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

County Engineer DATE
7/15/2024

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.

Holmes County Planning Commission DATE
7/15/2024

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.

DATE
MARCH 7, 2024

Donald C. Baker P.S. 6938 DATE

