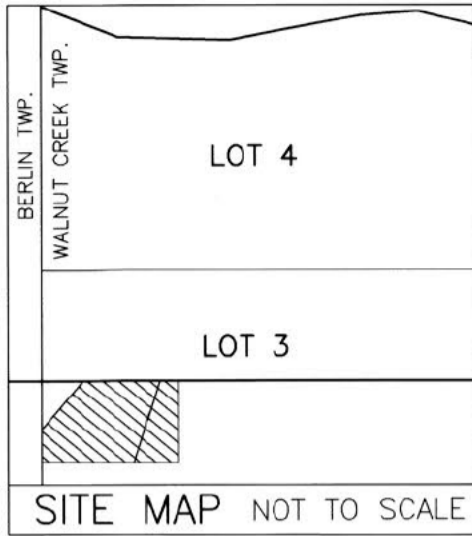


KNOB VIEW SUBDIVISION REPLAT No. 1

REPLAT OF KNOB VIEW SUBDIVISION (P. 17-900) LOT 2 (FINAL)

20240003786
B: 19 P: 5394
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/07/2024 09:40 AM
PLAT MED . 43.20
PAGES: 1



AGENT:
WILLIS BURKHOLDER
3877 T.R. 374
MILLERSBURG, OHIO 44654
PHONE: 330-893-3970

REFERENCES

DEED VOL. 269 PAGE 795
O.R. VOL. 1 PAGE 198
O.R. VOL. 242 PAGE 1400
O.R. VOL. 173 PAGE 2719
PLAT VOL. 17 PAGE 900
PLAT VOL. 16 PAGE 625
PLAT VOL. 14 PAGE 887

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

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.

WILLIS D. BURKHOLDER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 30, 2023.

WILLIS D. BURKHOLDER _____ DATE _____

BETTY BURKHOLDER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 30, 2023.

BETTY BURKHOLDER _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled KNOB VIEW 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 _____ 9/17/2024
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.

_____ 9/11/2024
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.

Dave Han _____ 9/23/24
Chairman, County Commissioners _____ DATE

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

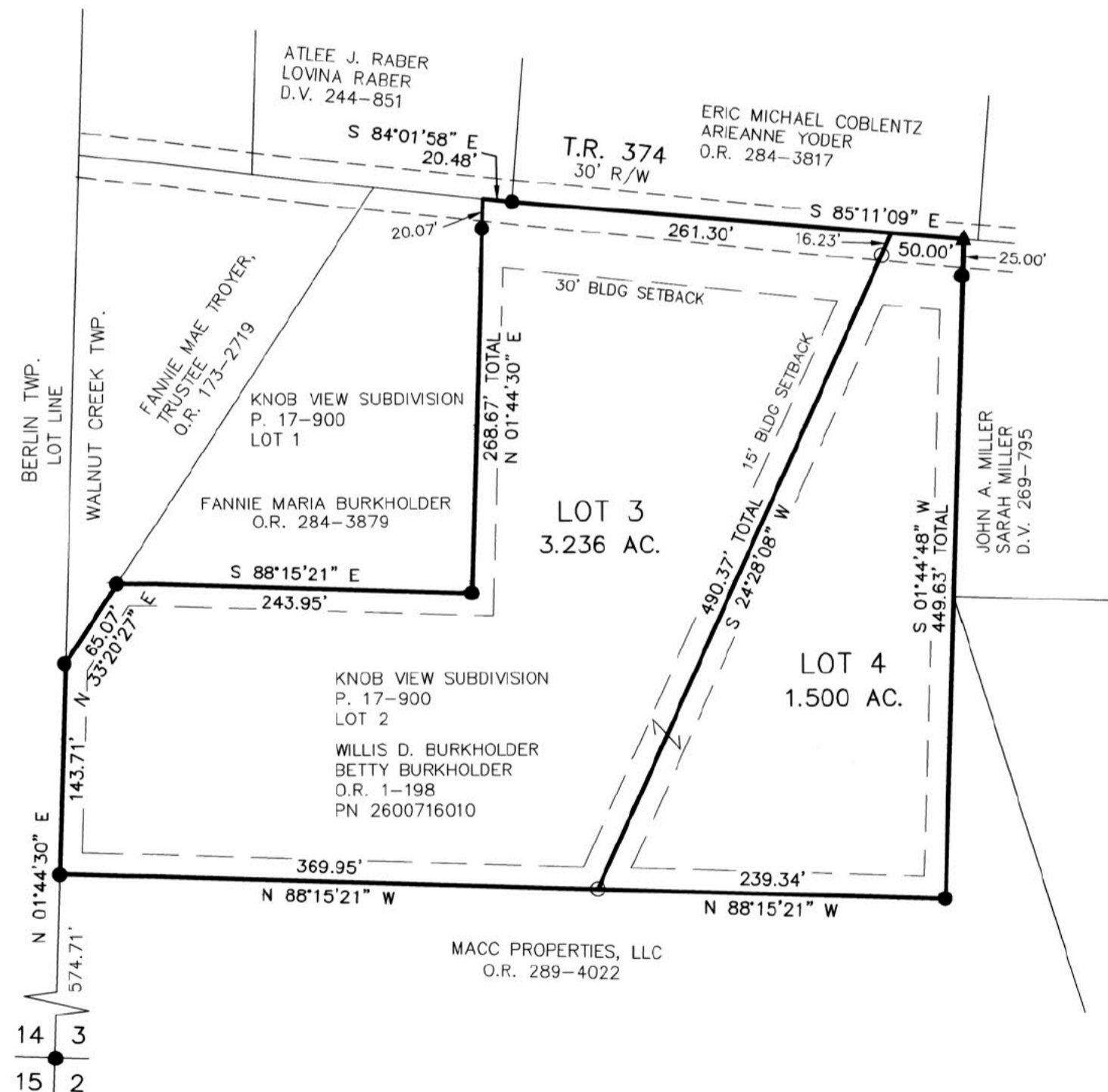
Walter Long, P.E., P.S. _____ 9/17/2024
County Engineer _____ DATE

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.

A O _____ 9/17/2024
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 _____ AUGUST 30, 2024
Donald C. Baker P.S. 6938 _____ DATE



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 AND
30' OFF ROAD RIGHT OF WAY

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

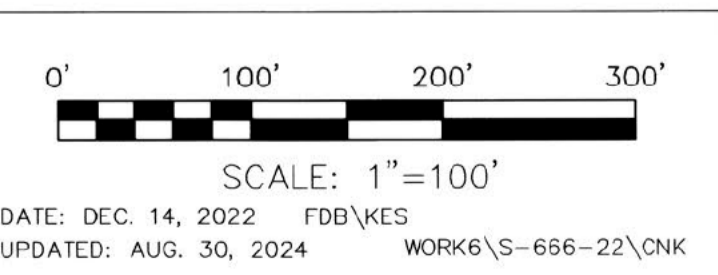
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

ACREAGE IN LOTS 4.736 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 4.736 ACRES

14 3
15 2

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

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



- ▲ R.R. SPIKE 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 10/7/2024
AUDITOR *Derrick McKee*