

Walnut Creek Township  
 S.E. Qtr. Section 16  
 S.W. Qtr. Section 17  
 T-9 N, R-4 W  
 Holmes County, Ohio

Agent: Leroy Yoder  
 P.O. Box 110  
 Berlin, OH 44610  
 Phone: 330-231-9464

REFERENCES:

Deeds as shown  
 Plat Vol. 18 Page 02  
 Plat Vol. 19 Page 1467  
 Plat Vol. 19 Page 1264

- ▲ R.R. Spk. Found
- Stone Found
- 5/8" Capped Pin Found "Galbraith"
- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith-8703"
- Point

Area in Lots 7.375 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Allotment 7.375 Acres

NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Distances shown hereon are ground distances. To obtain grid distances multiply distances by scale factor of 0.999939718.

(2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".

(3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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.

(4) Building setback lines are thirty (30) Feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.

(5) Lots 2 and 3 are used for residential purposes

(6) No further splits will be permitted without replating said lot.

Owners Agreement

All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

Maintenance Agreement

The owners of Lots 2 and 3 of the Walnut Creek Township Subdivision No. 1 First Addition, shall be responsible for the the Maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lots 2 and 3 of the Walnut Creek Township Subdivision No. 1 First Addition, their heirs and assigns, the 50' access easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Dwayne A. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

Mary Ellen Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

Steven F. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

Christina Ruth Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

Roy A. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

Katie R. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION.  
 We hereby 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 setback restriction lines.

Dwayne A. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

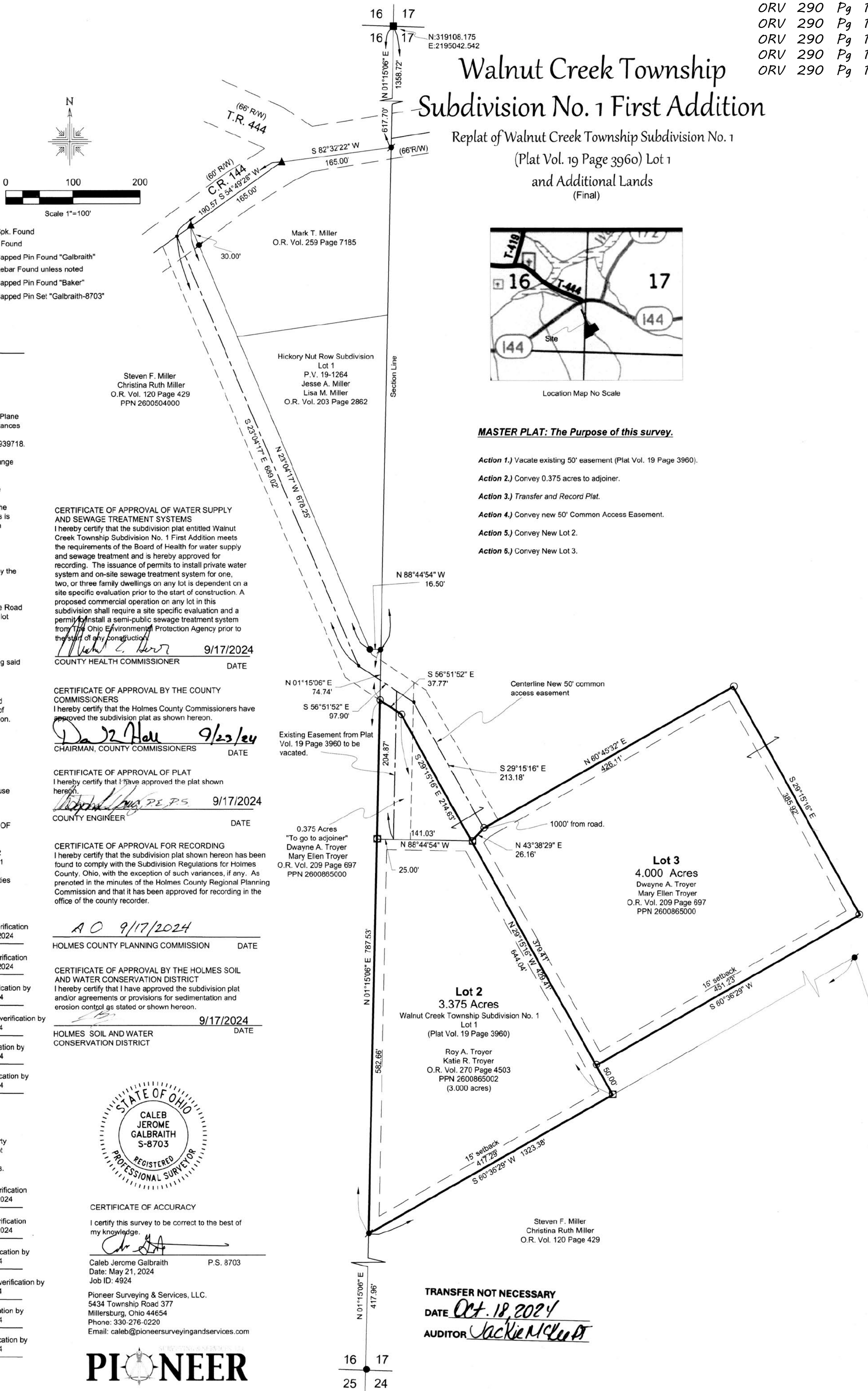
Mary Ellen Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

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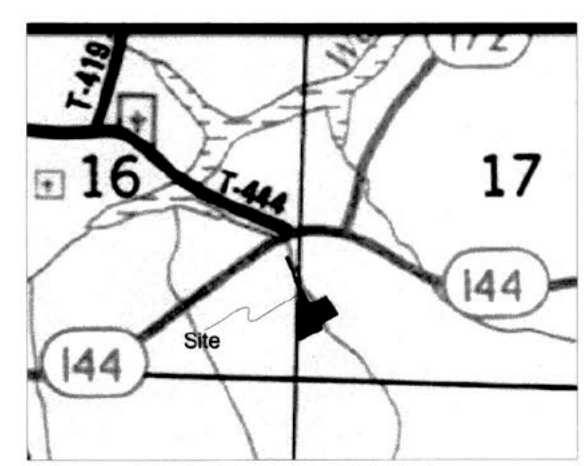
Roy A. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024

Katie R. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 25, 2024



# Walnut Creek Township Subdivision No. 1 First Addition

Replat of Walnut Creek Township Subdivision No. 1  
 (Plat Vol. 19 Page 3960) Lot 1  
 and Additional Lands  
 (Final)



**MASTER PLAT: The Purpose of this survey.**

- Action 1.) Vacate existing 50' easement (Plat Vol. 19 Page 3960).
- Action 2.) Convey 0.375 acres to adjoiner.
- Action 3.) Transfer and Record Plat.
- Action 4.) Convey new 50' Common Access Easement.
- Action 5.) Convey New Lot 2.
- Action 6.) Convey New Lot 3.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled Walnut Creek Township Subdivision No. 1 First Addition 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 private water system and on-site sewage treatment system for one, two, or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from The Ohio Environmental Protection Agency prior to the start of any construction.  
*[Signature]* 9/17/2024  
 COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.  
*[Signature]* 9/23/24  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.  
*[Signature]* 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 Regional 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 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]* 9/17/2024  
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE



CERTIFICATE OF ACCURACY  
 I certify this survey to be correct to the best of my knowledge.  
*[Signature]*  
 Caleb Jerome Galbraith P.S. 8703  
 Date: May 21, 2024  
 Job ID: 4924  
 Pioneer Surveying & Services, LLC.  
 5434 Township Road 377  
 Millersburg, Ohio 44654  
 Phone: 330-276-0220  
 Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY  
 DATE Oct. 18, 2024  
 AUDITOR Jackie McLean

16 17  
 25 24