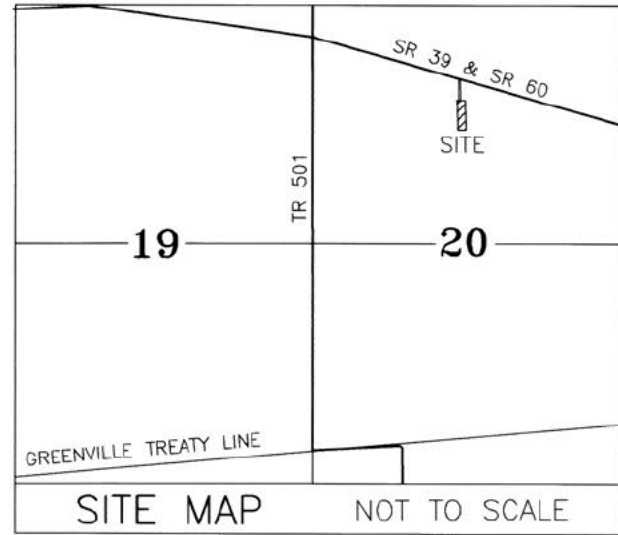


KNOX TOWNSHIP SUBDIVISION No. 5

(FINAL)

20240004814
 B: 19 P: 5452
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 12/13/2024 10:00 AM
 PLAT MED . 43.20
 PAGES: 1



AGENT:
 JACOB WAYCIK
 12880 S.R. 39
 BIG PRAIRIE, OH 44611
 PHONE: 865-964-0078

REFERENCES

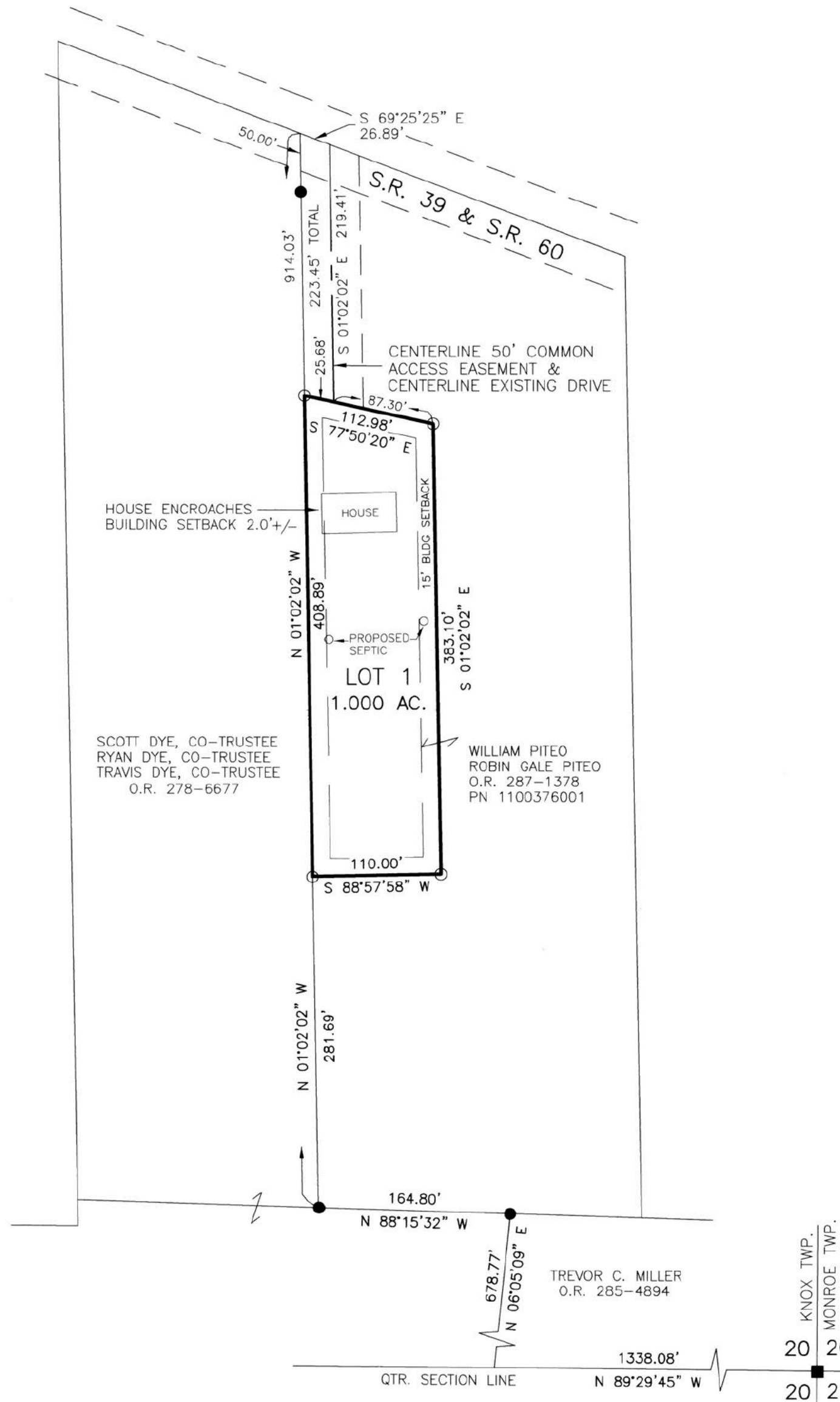
O.R. VOL. 191 PAGE 670
 O.R. VOL. 278 PAGE 6677
 O.R. VOL. 287 PAGE 1378
 PLAT VOL. 16 PAGE 150
 PLAT VOL. 19 PAGE 0783

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

ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

WILLIAM PITEO, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 14, 2024. DATE
 WILLIAM PITEO
 ROBIN GALE PITEO, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 14, 2024. DATE
 ROBIN GALE PITEO



THIS LOT IS 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 LOT 1.000 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 1.000 ACRES

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.

WILLIAM PITEO, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 14, 2024.

WILLIAM PITEO DATE

ROBIN GALE PITEO, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 14, 2024.

ROBIN GALE PITEO DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

WILLIAM PITEO, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 14, 2024.

WILLIAM PITEO DATE

ROBIN GALE PITEO, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 14, 2024.

ROBIN GALE PITEO DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled KNOX TOWNSHIP SUBDIVISION No. 5 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr 11/27/2024
 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.

11/27/2024
 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.

12/9/24
 Chairmen, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

11/27/2024
 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.

11/27/2024
 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.

12/13/2024
 Donald C. Baker, P.S. 6938 DATE

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

KNOX TOWNSHIP
 N.W. QTR. SECTION 20
 T-17 N; R-14 W
 HOLMES COUNTY, OHIO

0' 100' 200' 300'
 SCALE: 1"=100'
 DATE: FEB. 23, 2024
 TAB WORKS\5-80-24\CNK

- STONE 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 12/13/2024
 AUDITOR [Signature]