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KNOX TOWNSHIP SUBDIVISION No. 1

N 40°59'05" E

85.31' TOTAL

120.93' N 89'06'08" E

02°12°12″ 607.51°

S

AGENT: JOHN JONES 6035 T.R. 501 BIG PRAIRIE, OHIO 44611 PHONE: 330-465-0408

(FINAL)

CENTERLINE EXISTING 50' EASEMENT (P. 15-29) TO BE VACATED

LOT 2

6.000 AC.

PN 1100252001

PN 1100252002

(2.000 AC)

N 87°47'38" W

577.86'

(2.662 AC)

MASTER PLAT THE PURPOSE OF THIS SURVEY

ACTION 1) ANNEX 0.039 ACRES FROM ANDREW J. MILLER JR. and TIFFANY ROSE KEIM TO JOHN A. JONES ACTION 2) ANNEX 0.008 ACRES FROM BRYAN J. YODER TO JOHN A. JONES

CENTERLINE 50' COMMON

ACCESS EASEMENT

71.40'

S 11°45'08" E

ACTION 3) VACATE THE TWO EXISTING 50' EASEMENTS RECORDED IN PLAT VOL. 15 PG. 29)

LINDA C. HARROWER

O.R. 258-3142

ACTION 4) CONVEY NEW LOTS 1 AND 2 REFERENCES

T-17 N, R-14W

SECTION LINE

LOT LINE

T-9N, R-9W

Z

8

LOUIS G. LOEBER III MARY O. LOEBER

O.R. 59-299

O.R. VOL. 247 PAGE 6742 O.R. VOL. 248 PAGE 6629 O.R. VOL. 262 PAGE 4178

LOT 5

SITE MAP NOT TO SCALE

BEARINGS ASSUMED

PLAT VOL. 6 PAGE 168 PLAT VOL. 15 PAGE 29 PLAT VOL. 18 PAGE 366 PLAT VOL. 18 PAGE 535

20

440.00

19

GREENVILLE TREATY LII N 82°14'12" E

401.65° 01°51°52″

BENSON LINNABARY JOYCE LINNABARY

JOHN A. JONES O.R. 248-6629 LOT 1 7.357 AC. S.E. QTR. SEC. 19— 0.029 AC. S.W. QTR. SEC. 20— 0.039 AC

LOT 5- 7.289 AC.

PN 1100252003 (5.943 AC)

422.01

N 87°47'38" W

62 W. Clinton Street

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:

DONALD D. WEIMER SUSAN J. WEIMER

O.R. 261-3661

Millersburg, Ohio 44654 State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

MAINTENANCE AGREEMENT

PN 1100252003

(1.338 AC)

15' BLDG SETBACK

THE OWNERS OF LOTS 1 and 2 OF THE KNOX TOWNSHIP No. 1 SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

> 100' 200' 300' SCALE: 1"=100'

5/8" REBAR FOUND • UNLESS OTHERWISE NOTED

ANDREW J. MILLER JR.

T.R. 501 60' R/W

40°59'05" W

S 82°14'12"

√ O.R. 253−1540

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

13.357 ACRES

13.357 ACRES

NO FURTHER SPLITS WILL BE PERMITTED

NOTE: BUILDING SETBACK LINES ARE 15'

OFF SIDE AND REAR LINES

ACREAGE IN ROAD DEDICATION 0.000 ACRES

WITHOUT REPLATTING SAID LOTS.

LOT

JOSEPH D. PARSONS

O.R. 243-2636

S 87°47'38" E

S

ACREAGE IN LOT

TOTAL ACREAGE

41.29'

72.59' TOTAL

BRYAN J. YODER

O.R. 262-4178

PN 1100030000

NE COR.

SEE DETAIL

. ?

507

0.008 AC.

TO GO TO ADJOINER

BRYAN J. YODER O.R. 262-4178

PN 1100030000

DETAIL:

1"=30'

N 81.02,51

TE OF OX

DONALD

ANDREW J. MILLER JR. TIFFANY ROSE KEIM

O.039 AC.

O.R. 247-6742

PN1100045004

LOT 5

TIFFANY ROSE KEIM

O.R. 247-6742 PN 1100045004

△ R.R. SPIKE SET

PRODUCTION OF THE PRODUCTION O 5/8" REBAR SET WITH I.D. CAP O I.D. CAP MARKED "BAKER 6938"

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.

JOHN A JONES

DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' common access easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

JOHN A. JONES DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS I hereby certify that the subdivision plat entitled KNOX TOWNSHIP SUBDIVISION 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 construc

Health Commissioner 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.

folmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

DATE Chairman, County Commissioner

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 TRANSFER NOT NECESSARY

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.

DOD CB Donald C. Baker P.S. 6938

BAKER SURVEYING, LLC 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 FAX 330-674-6027

KNOX TOWNSHIP S.E. QTR. SECTION 19 S.W. QTR. SECTION 20 T-17 N; R-14 W 1ST. QTR., LOT 5 T-9 N, R-9 W HOLMES COUNTY, OHIO

DATE MARCH 20, 2019 FDB\KES WORK6\S-126-19

CENTERLINE EXISTING 50' EASEMENT (P. 15-29)

HARRY WAYNE YOUNG

O.R. 35-314

TO BE VACATED