

AGENT:
 TIM MILLER
 KAUFMAN REALTY
 P.O. BOX 422
 SUGARCREEK, OHIO 44681
 PHONE: 740-502-6786

SUNSET ESTATES SUBDIVISION (P. 2-296) 1ST. ADDITION (FINAL)

MASTER PLAT

- THE PURPOSE OF THIS SURVEY
- ACTION 1) ANNEX 0.108 ACRES FROM CHARLES V. STRAITS AND JANET STRAITS TO TODD A. WENGERD
 - ACTION 2) VACATE EXISTING 50' EASEMENT RECORDED IN PLAT VOL. 9 PG. 74
 - ACTION 3) VACATE PINE TREE DRIVE AN EXISTING 50' PRIVATE DRIVE RECORDED IN PLAT VOL. 2 PG. 296
 - ACTION 4) CONVEY NEW LOT 2

REFERENCES

- DEED VOL. 240 PAGE 806
 DEED VOL. 209 PAGE 888
 O.R. VOL. 259 PAGE 1901
 O.R. VOL. 247 PAGE 7390
 O.R. VOL. 232 PAGE 2643
 O.R. VOL. 219 PAGE 1336
 O.R. VOL. 61 PAGE 436
- PLAT VOL. 2 PAGE 296
 PLAT VOL. 14 PAGE 214
 PLAT VOL. 18 PAGE 386
 PLAT VOL. 9 PAGE 74
 PLAT VOL. 16 PAGE 657
 PLAT VOL. 16 PAGE 826
 PLAT VOL. 8 PAGE 192
 PLAT VOL. 5 PAGE 145
 PLAT VOL. 19 PAGE 22
 PLAT VOL. 4 PAGE 63
- BEARINGS FROM OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE
 N.A.D. 83

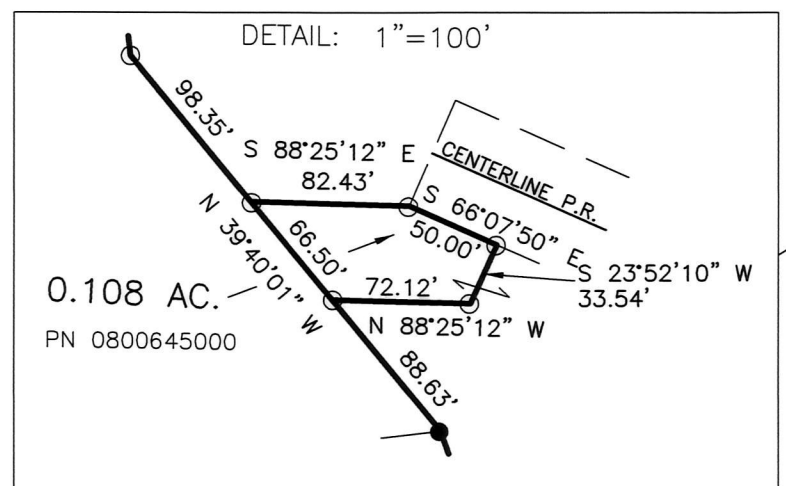
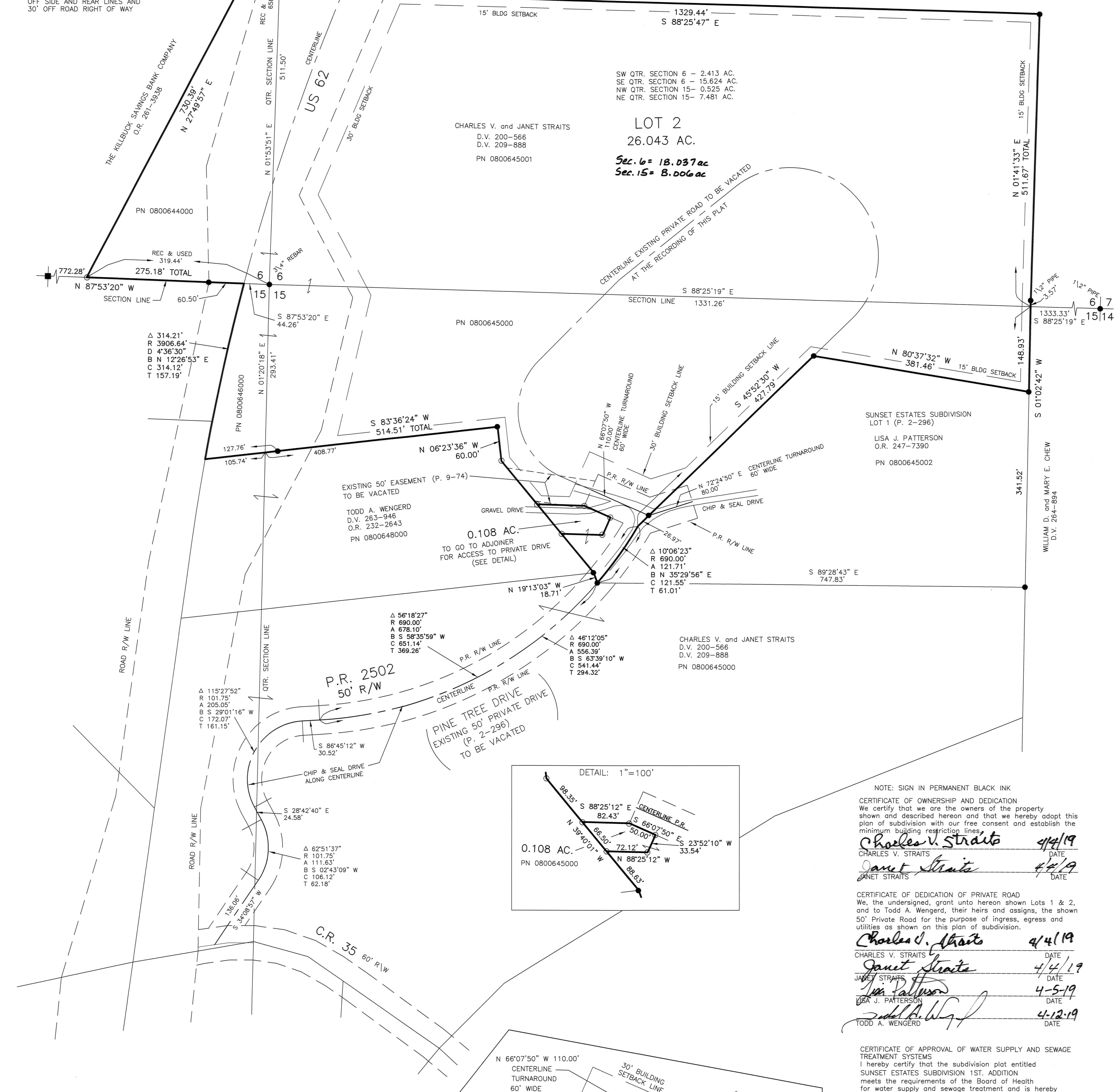
TRANSFER NOT NECESSARY

DATE May 13, 2019
 AUDITOR Jackie McKeel

JAMES E. CANTLEBERRY
 D.V. 266-945
 DIANNE LAWSON STRASSNER
 O.R. 122-857
 O.R. 196-250

ACREAGE IN LOT 26.043 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 26.043 ACRES

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED
 WITHOUT REPLATING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 15'
 OFF SIDE AND REAR LINES AND
 30' OFF ROAD RIGHT OF WAY



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.

Charles V. Straits 4/4/19 DATE
 CHARLES V. STRAITS
Janet Straits 4/4/19 DATE
 JANET STRAITS

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
 We, the undersigned, grant unto hereon shown Lots 1 & 2, and to Todd A. Wengerd, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

Charles V. Straits 4/4/19 DATE
 CHARLES V. STRAITS
Janet Straits 4/4/19 DATE
 JANET STRAITS
Lisa J. Patterson 4-5-19 DATE
 LISA J. PATTERSON
Todd A. Wengerd 4-12-19 DATE
 TODD A. WENGERD

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled SUNSET ESTATES SUBDIVISION 1ST. 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 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.

William D. and Mary E. Chew 4/6/2019 DATE
 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.

[Signature] 4/10/19 DATE
 Holmes Soil and Water Conservation District

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

[Signature] 4/22/19 DATE
 Chairmen, County Commissioners

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

[Signature] 4/15/19 DATE
 County Engineer

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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

[Signature] 4/18/19 DATE
 Holmes County Planning Commission

MAINTENANCE AGREEMENT
 THE OWNERS OF LOT 1 OF SUNSET ESTATES SUBDIVISION AND LOT 2 OF SUNSET ESTATES SUBDIVISION 1ST. ADDITION AND TODD A. WENGERD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN PRIVATE ROAD 2502. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD 2502.

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.

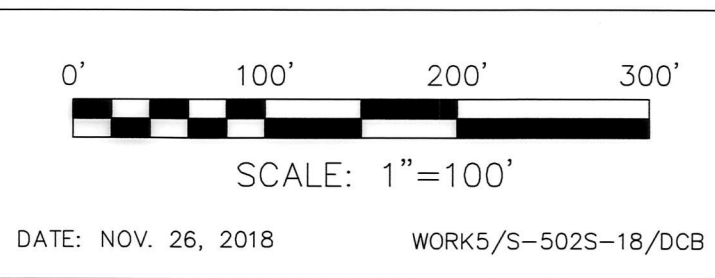


CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker MARCH 28, 2019 DATE
 Donald C. Baker P.S. 6938

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

KILLBUCK TOWNSHIP
 S.E. & S.W. QTRS. SECTION 6
 N.E. & N.W. QTRS. SECTION 15
 T-8 N; R-7 W
 HOLMES COUNTY, OHIO



- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

DATE: NOV. 26, 2018 WORKS/5-5025-18/DCB