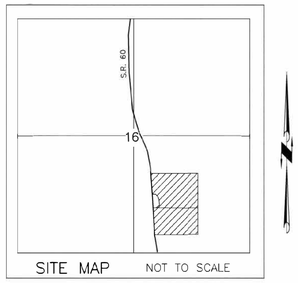
202100014736
B: 2 P: 619
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/16/2021 10:28 AM
PLAT LARGE . 86.40
PAGES: 1

KILLBUCK TOWNSHIP SUBDIVISION No. 1

(FINAL)



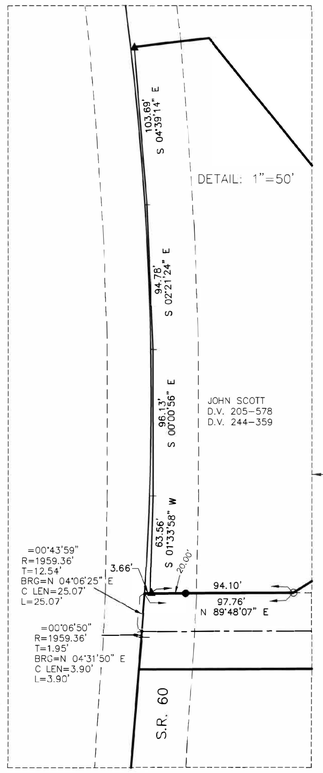
SITE MAP NOT TO SCALE

AGENT:
STEVE MAAG
KAUFMAN REALTY
P.O. BOX 422
SUGARCREEK, OHIO 44681
330-763-4769

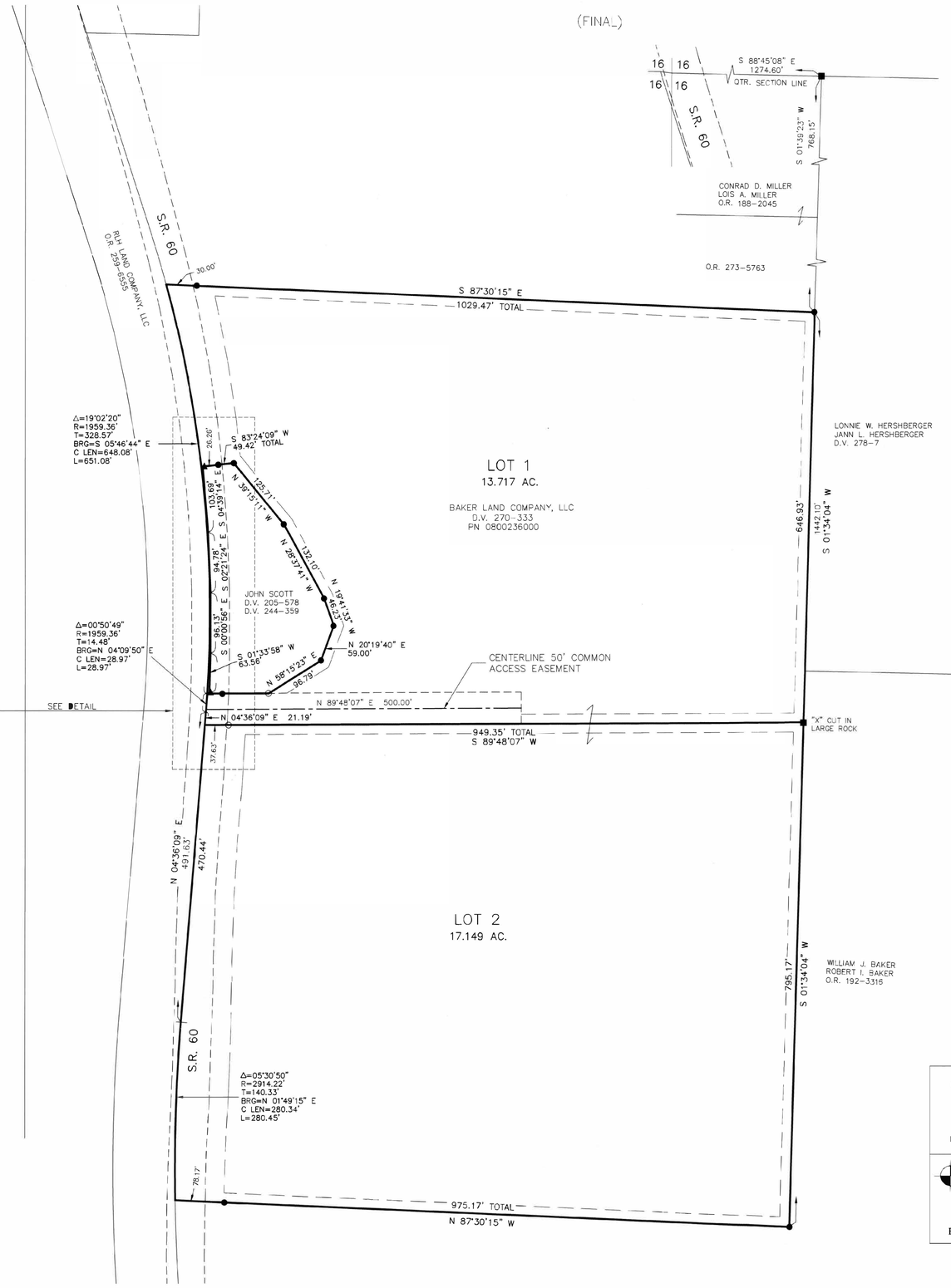
REFERENCES

DEED VOL. 270 PAGE 333
DEED VOL. 278 PAGE 7
O.R. VOL. 188 PAGE 2045
O.R. VOL. 192 PAGE 3316
O.R. VOL. 259 PAGE 6555
O.R. VOL. 273 PAGE 5763
PLAT VOL. 8 PAGE 410
PLAT VOL. 13 PAGE 190
PLAT VOL. 15 PAGE 6
PLAT VOL. 16 PAGE 731
PLAT VOL. 19 PAGE 335

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



SEE DETAIL



ACREAGE IN LOTS	30.866 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	30.866 ACRES

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.

TRANSFER NOT NECESSARY
DATE April 16, 2021
AUDITOR Jackie McKee-PT

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.

REX BAKER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 23, 2021.

REX BAKER, MEMBER DATE
BAKER LAND COMPANY, LLC

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

REX BAKER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 23, 2021.

REX BAKER, MEMBER DATE
BAKER LAND COMPANY, LLC

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled KILLBUCK 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 construction.

04/06/2021
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.

04/06/2021
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.

Chairman, County Commissioners DATE

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

P.E. P.S. 04/06/2021
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.

Arnold Oliver 04/06/2021
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.

MARCH 19, 2021
Aaron L. Gerber P.S. 8379 DATE

STATE OF OHIO
AARON L. GERBER
8379
REGISTERED PROFESSIONAL SURVEYOR

0' 100' 200' 300'
SCALE: 1"=100'
DATE: FEB. 18, 2021 KES\VJD WORK6\S-62-21

▲ R.R. SPIKE FOUND
● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"

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

KILLBUCK TOWNSHIP
S.E. QTR. SECTION 16
T-8 N; R-7 W
HOLMES COUNTY, OHIO