

Killbuck Township  
 S.E. & S.W. Qtr. Sec. 6  
 N.E. & N.W. Qtr. Sec. 15  
 T-8 N, R-7 W  
 Holmes County, Ohio

Agent: Todd Wengert  
 9813 CR 35  
 Killbuck, OH 44637  
 Phone: 330-231-5060

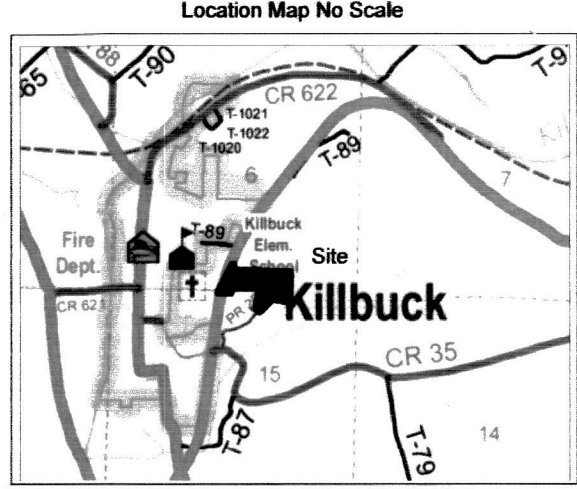
REFERENCES:  
 Deeds as shown

Plat Vol 19 Page 1801  
 Plat Vol 19 Page 4626  
 Area in Lot 19.043 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Abatement 19.043 Acres

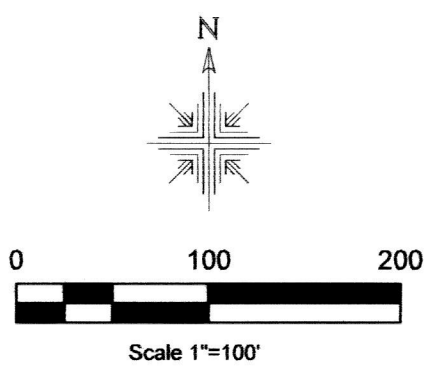
Sunset Estates Subdivision 1st Addition Replat No. 1

Replat of Sunset Estates Subdivision 1st Addition  
 (Plat Vol. 2 Page 579)

Lot 2  
 (Final)



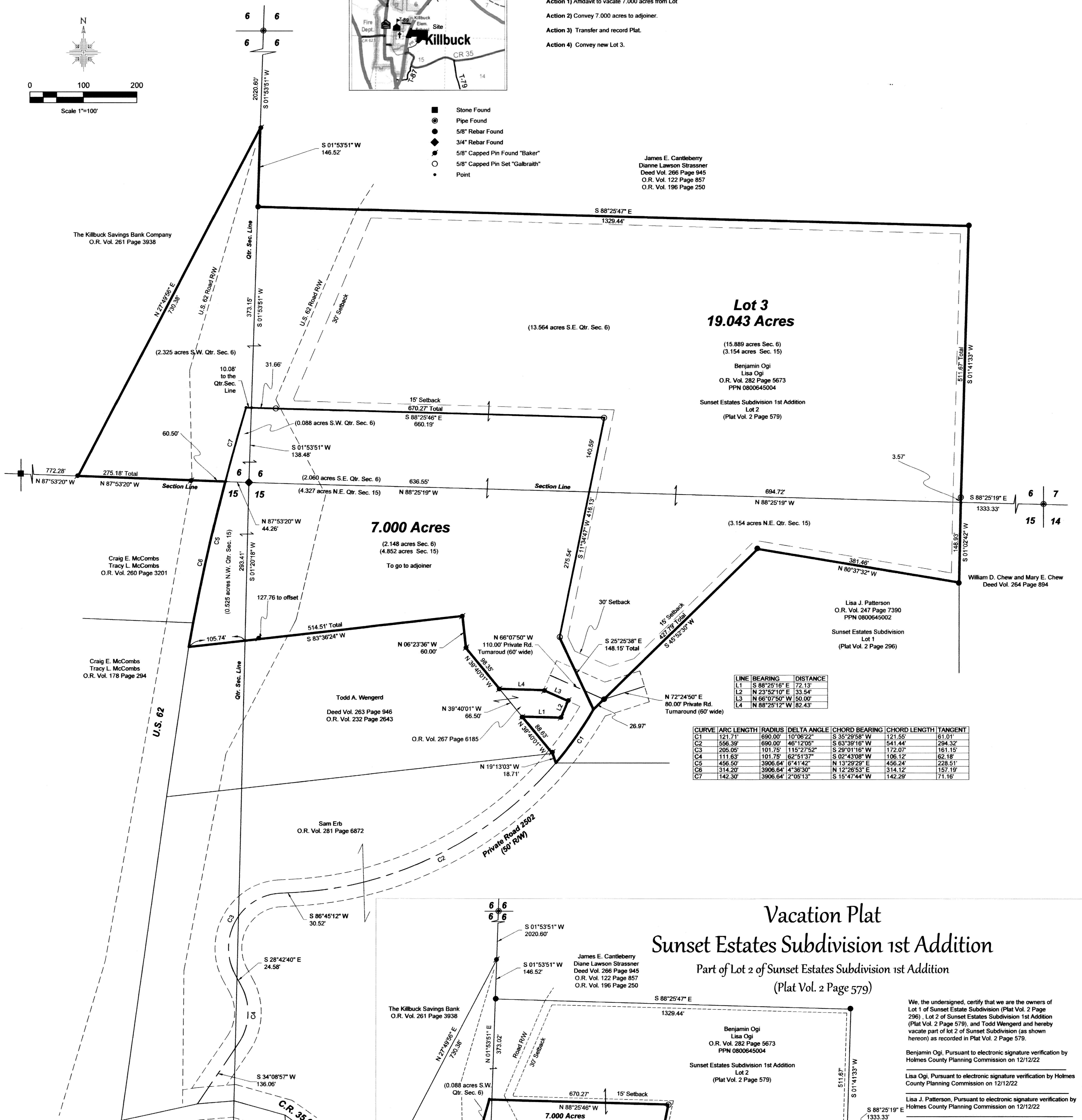
- MASTER PLAT The purpose of this survey:**
- Action 1) Affidavit to vacate 7.000 acres from Lot
  - Action 2) Convey 7.000 acres to adjoining.
  - Action 3) Transfer and record Plat.
  - Action 4) Convey new Lot 3.



- Stone Found
- Pipe Found
- 5/8" Rebar Found
- 3/4" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point

James E. Cantleberry  
 Dianne Lawson Strasser  
 Deed Vol. 266 Page 945  
 O.R. Vol. 122 Page 857  
 O.R. Vol. 196 Page 250

O.R. 284 Pg 4586  
 O.R. 284 Pg 4591  
 O.R. 284 Pg 4600



LINE	BEARING	DISTANCE
L1	S 88°25'19" E	1329.44'
L2	N 23°52'10" E	33.54'
L3	N 68°07'50" W	150.00'
L4	N 88°25'12" W	62.43'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	121.71'	690.00'	10°06'22"	S 35°29'58" W	121.55'	61.01'
C2	556.39'	690.00'	46°12'05"	S 63°39'16" W	541.44'	294.32'
C3	205.05'	101.75'	115°27'52"	S 29°01'16" W	172.07'	161.15'
C4	111.63'	101.75'	62°51'37"	S 02°43'08" W	106.12'	62.18'
C5	456.50'	3906.64'	6°41'42"	N 13°29'29" E	456.24'	228.51'
C6	314.20'	3906.64'	4°36'30"	N 12°26'53" E	314.12'	157.19'
C7	142.30'	3906.64'	2°05'13"	S 15°47'44" W	142.29'	71.16'

- NOTES:
- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
  - (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
  - (4) State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.
  - (5) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
  - (6) Lot 3 is used for residential purposes.
  - (7) No further splits will be permitted without replating said lot.

**Maintenance Agreement**  
 The owners of Lot 1 of Sunset Estates Subdivision, Lot 3 of the Sunset Estates Subdivision 1st Addition Replat No. 1, and Todd A. Wengert shall be responsible for the Maintenance of said 50 foot Private Road. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Private Road 2502.

**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.

Benjamin Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Lisa Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

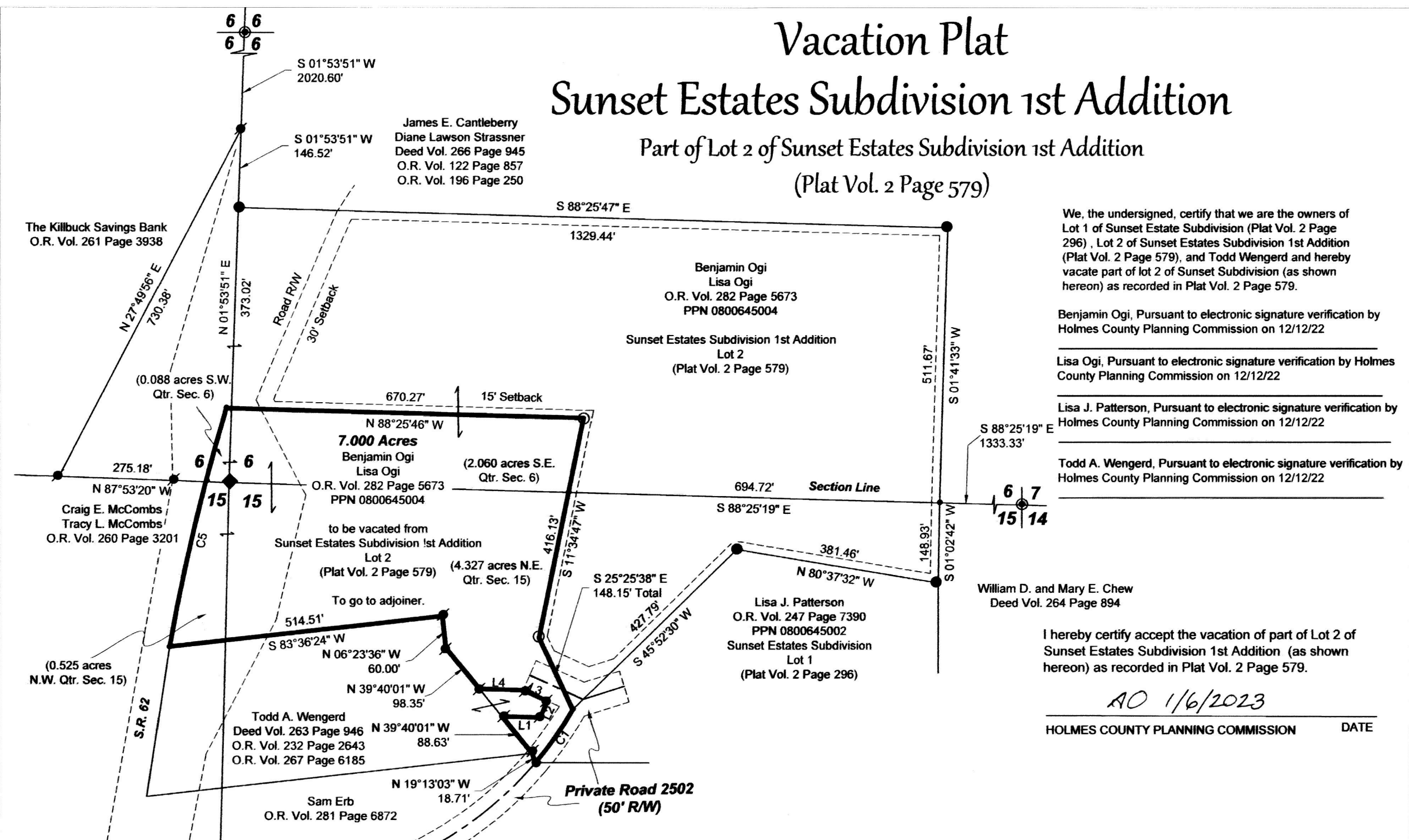
**CERTIFICATE OF OWNERSHIP AND DEDICATION OF PRIVATE ROAD.**  
 We, the undersigned, grant unto hereon shown Lot 1 of Sunset Estates Subdivision (Plat Vol. 2 Page 296), Lot 3 of Sunset Estates Subdivision 1st Addition Replat No. 1, and Todd A. Wengert, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Benjamin Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Lisa Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Lisa J. Patterson, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Todd A. Wengert, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22



Vacation Plat  
 Sunset Estates Subdivision 1st Addition  
 Part of Lot 2 of Sunset Estates Subdivision 1st Addition  
 (Plat Vol. 2 Page 579)

We, the undersigned, certify that we are the owners of Lot 1 of Sunset Estates Subdivision (Plat Vol. 2 Page 296), Lot 2 of Sunset Estates Subdivision 1st Addition (Plat Vol. 2 Page 579), and Todd Wengert and hereby vacate part of lot 2 of Sunset Estates Subdivision (as shown hereon) as recorded in Plat Vol. 2 Page 579.

Benjamin Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Lisa Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Lisa J. Patterson, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

Todd A. Wengert, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

I hereby certify accept the vacation of part of Lot 2 of Sunset Estates Subdivision 1st Addition (as shown hereon) as recorded in Plat Vol. 2 Page 579.

AO 1/6/2023  
 HOLMES COUNTY PLANNING COMMISSION DATE

**CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS**  
 I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.  
 1-9-2023  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

**CERTIFICATE OF APPROVAL OF PLAT**  
 I hereby certify that I have approved the plat shown hereon.  
 1/6/2023  
 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.  
 AO 1/6/2023  
 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.  
 1/6/2023  
 HOLMES' SOIL AND WATER CONSERVATION DISTRICT DATE

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
 I hereby certify that the subdivision plat entitled Sunset Estates Subdivision 1st Addition Replat 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 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 Holmes Environmental Protection Agency prior to the start of construction.  
 1/6/2023  
 COUNTY HEALTH COMMISSIONER DATE

TRANSFER NOT NECESSARY  
 DATE 2/16/2023  
 AUDITOR JACKSONICK, D.

STATE OF OHIO  
 CALEB JEROME GALBRAITH S-8703  
 REGISTERED PROFESSIONAL SURVEYOR

**CERTIFICATE OF ACCURACY**  
 I certify this survey to be correct to the best of my knowledge.  
 Caleb Jerome Galbraith  
 Date: October 18, 2022  
 Job ID: 18522-K1819  
 Pioneer Surveying & Services, LLC.  
 5434 Township Road 377  
 Millersburg, Ohio 44654  
 Phone: 330-231-0497  
 Email: caleb@pioneersurveyingandservices.com

