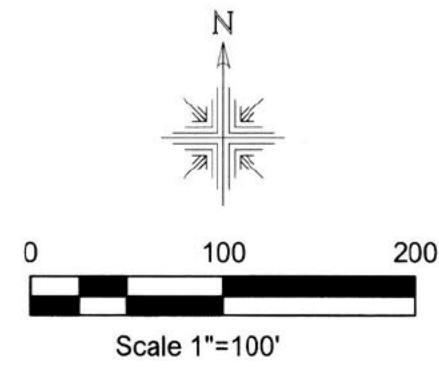


Knox Township
S.E. Qtr. Section 23
T-19 N, R-15 W
Holmes County, Ohio

Agent: Ben Ogi
9811 C.R. 35
Kilbuck, OH 44637
Phone: 330-378-2386

REFERENCES:
Deeds as shown
Plat Vol. 15 Page 144
Plat Vol. 19 Page 778

Area in Lots 1.511 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 1.511 Acres



- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point

NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).
- (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
Millsburg, Ohio 44654
- (4) Building setback lines are thirty (30) Feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) All Lots are used for residential purposes.
- (6) No further splits will be permitted without replating said lot.

Stephen P. Dailey
Janet G. Dailey
Deed Vol. 279 Page 0861

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 Marion Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on March 15, 2024

Maintenance Agreement

The owners of Lot 1 of the Knox Township Subdivision No. 4 shall be responsible for the maintenance of said 50 foot Easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF EASEMENT.

We, the undersigned, grant unto hereon shown Lot 1 of Knox Township Subdivision No. 4 their heirs and assigns, the 50' easement for the purpose of ingress, egress, and general utilities as shown on this plan of subdivision.

Benjamin Marion Ogi, Pursuant to electronic signature verification by Holmes County Planning Commission on March 15, 2024

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
[Signature] 4/4/2024
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Knox Township Subdivision No. 4 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 Ohio Environmental Protection Agency prior to the start of any construction.

[Signature] 4/4/2024
COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

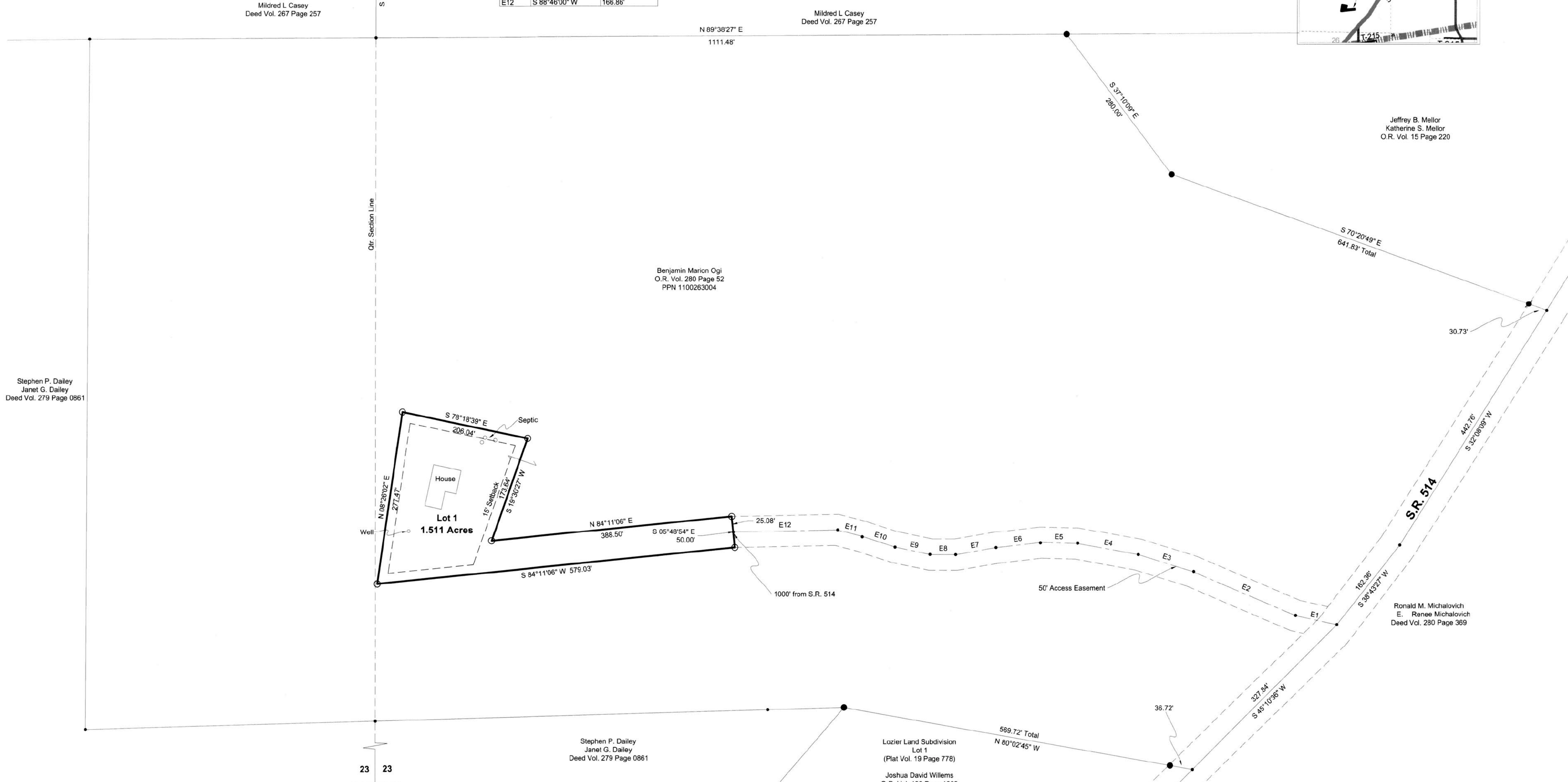
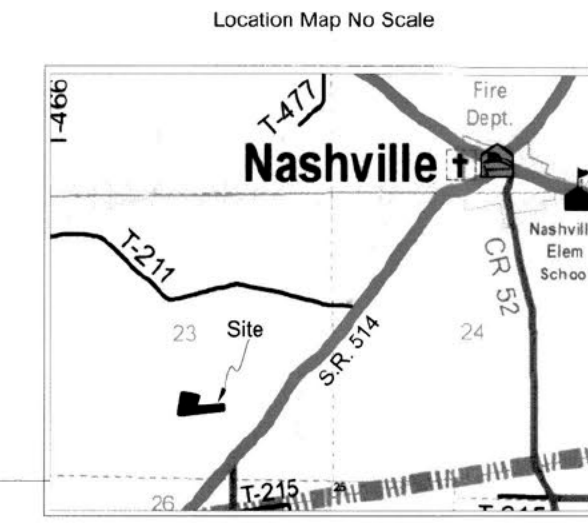
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.
[Signature] 4/8/24
CHAIRMAN, COUNTY COMMISSIONERS DATE

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.
[Signature] 4/4/2024
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

LINE	BEARING	DISTANCE
E1	N 77°53'02" W	68.03'
E2	N 67°07'59" W	180.62'
E3	N 72°59'50" W	91.56'
E4	N 79°49'28" W	100.35'
E5	N 88°34'04" W	57.91'
E6	S 83°22'27" W	72.12'
E7	S 80°20'36" W	65.61'
E8	N 89°49'24" W	40.97'
E9	N 78°29'09" W	57.76'
E10	N 72°05'41" W	56.02'
E11	N 75°38'28" W	42.19'
E12	S 88°46'00" W	166.86'

Knox Township Subdivision No. 4
(Final)



Stephen P. Dailey
Janet G. Dailey
Deed Vol. 279 Page 0861

Lozier Land Subdivision
Lot 1
(Plat Vol. 19 Page 778)
Joshua David Willems
O.R. Vol. 192 Page 1369

Jeffrey B. Mellor
Katherine S. Mellor
O.R. Vol. 15 Page 220

Ronald M. Michalovich
E. Renee Michalovich
Deed Vol. 280 Page 389



CERTIFICATE OF ACCURACY
I certify this survey to be correct to the best of my knowledge.
[Signature]
Caleb Jerome Galbraith P.S. 8703
Date: Jan. 31, 2024
Job ID: 24723-KX34
Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millsburg, Ohio 44654
Phone: 330-231-0457
Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY

DATE 5-30-24
AUDITOR *[Signature]*

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 4/4/2024
HOLMES COUNTY PLANNING COMMISSION DATE