

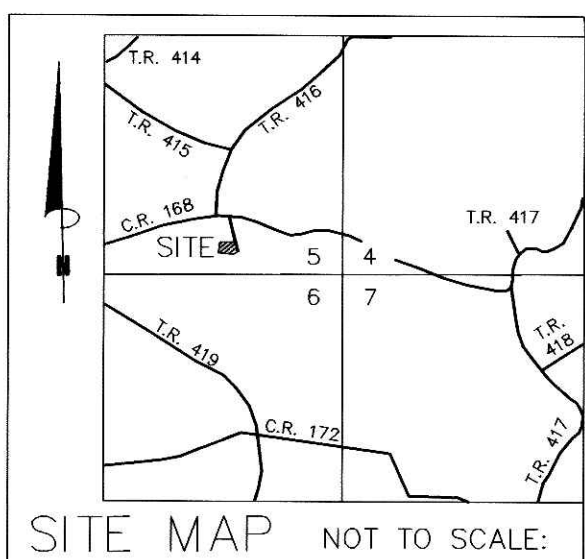
200500037828
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
07-12-2005 At 10:33 am.
PLAT LARGE 86.40
DR Book 2 Page 399 - 399

200500037828
HAROLD NEUENSCHWANDER
2120 C.R. 168
DUNDEE, OH 44624

HSN SUBDIVISION

(FINAL)

GRANTORS:
HAROLD J. & TILLA SUE NEUENSCHWANDER
2120 C.R. 168
DUNDEE, OHIO 44624
PH: 330-893-2348



REFERENCES:

- DEED VOL. 186 PAGE 396
 - DEED VOL. 250 PAGE 32
 - O.R. VOL. 28 PAGE 259
 - PLAT VOL. 17 PAGE 38
 - PLAT VOL. 17 PAGE 474
 - PLAT VOL. 18 PAGE 828
 - PLAT VOL. 16 PAGE 957
- BEARINGS FROM PLAT VOL. 17 PAGE 38

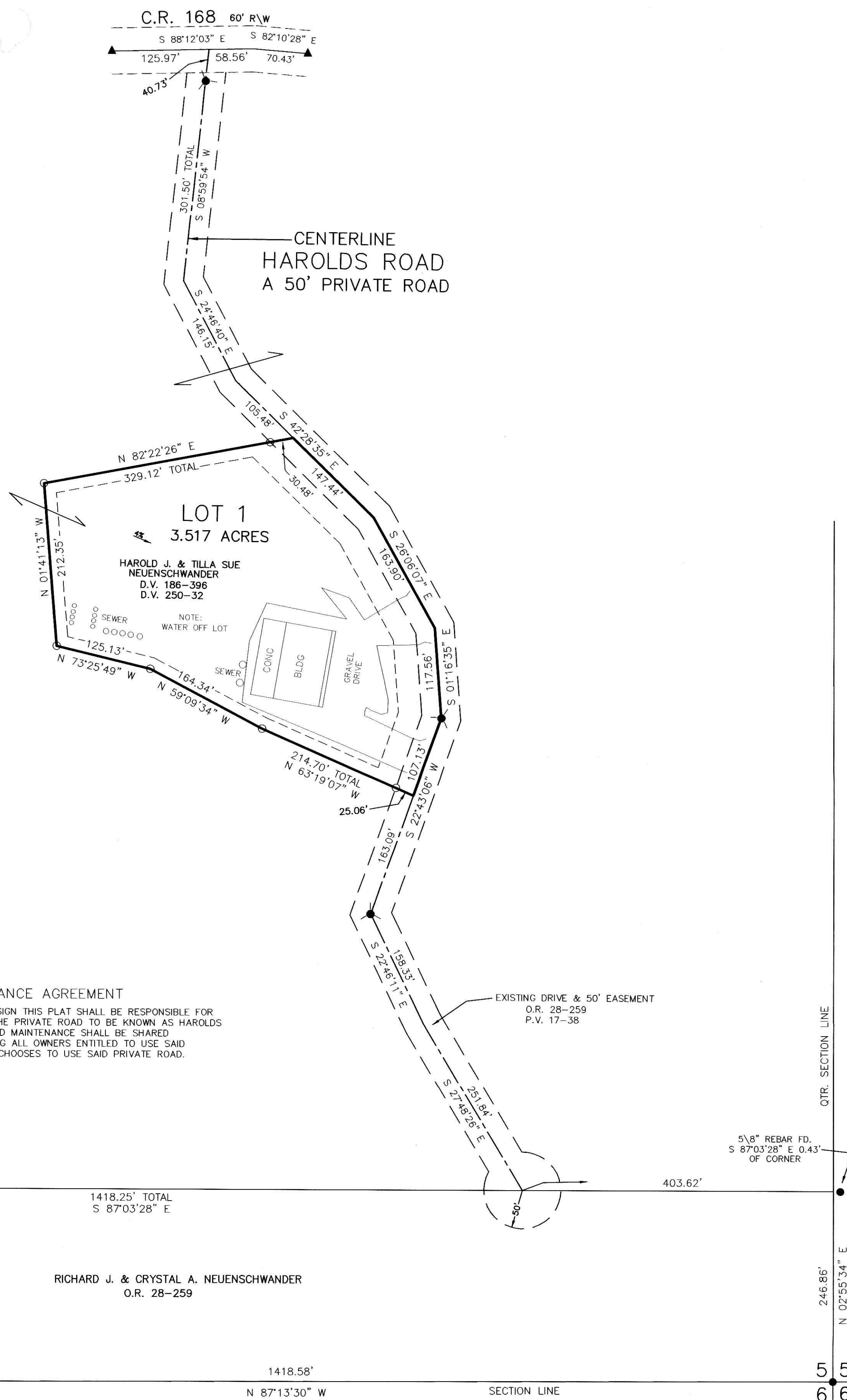
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 82 West Clinton Street, Millersburg, Ohio 44654

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES
30' OFF ROAD RIGHT OF WAY

THIS LOT IS FOR COMMERCIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lots.

AREA IN LOTS 3.517 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 3.517 ACRES.



MAINTENANCE AGREEMENT

ALL LANDOWNERS WHO SIGN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS HAROLDS ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL OWNERS ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSES TO USE SAID PRIVATE ROAD.

NOTE: SIGN IN PERMANENT BLACK INK.

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

<i>Harold J. Neuenschwander</i>	6-20-05
HAROLD J. NEUENSCHWANDER	DATE
<i>Tilla Sue Neuenschwander</i>	6/20/05
TILLA SUE NEUENSCHWANDER	DATE
<i>Richard J. Neuenschwander</i>	6-20-05
RICHARD J. NEUENSCHWANDER	DATE
<i>Crystal A. Neuenschwander</i>	6-20-05
CRYSTAL A. NEUENSCHWANDER	DATE

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 all its terms and conditions and establish the boundaries hereon by reference to the lines.

<i>Harold J. Neuenschwander</i>	6-20-05
HAROLD J. NEUENSCHWANDER	DATE
<i>Tilla Sue Neuenschwander</i>	6/20/05
TILLA SUE NEUENSCHWANDER	DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled HSN SUBDIVISION, meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. 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 construction. A private water supply on any lot shall require a site specific evaluation and a permit to install from the Board of Health.

<i>D. J. Mohr</i>	6/20/05
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.

<i>Joe Christner</i>	6/20/05
Holmes Soil and Water Conservation District	Date

CERTIFICATE OF THE APPROVAL OF THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

<i>David L. Hou</i>	6/27/05
Chairman, County Commissioners	Date

CERTIFICATE OF THE APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

<i>Michael Young, P.E., P.S.</i>	6/21/05
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 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.

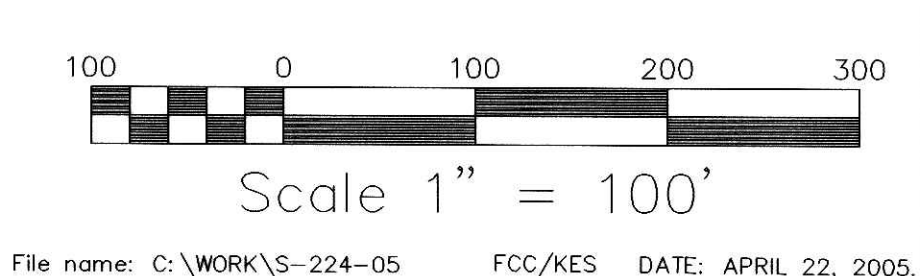
<i>D. C. S.</i>	6/22/05
Holmes County Planning Commission	Date



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.

<i>Donald C. Baker</i>	MAY 27, 2005
Donald C. Baker P.S. 6938	Date

DONALD C. BAKER SURVEYING
138 N. CLAY ST.
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027



WALNUT CREEK TOWNSHIP
S.W. QTR. SECTION 5
T-9 N; R-4 W
HOLMES COUNTY, OHIO

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND
- UNLESS OTHERWISE NOTED
- PK NAIL FOUND
- STONE FOUND
- 5/8" REBAR WITH LD. CAP SET I.D. CAP MARKED "BAKER 6938"

TRANSFER NOT NECESSARY
DATE 7-12-05 KD
AUDITOR Jackie McNeal