

ORV 270 page 6209
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H.O.D. SUBDIVISION REPLAT NO. 1

REPLAT OF H.O.D. SUBDIVISION (P. 19-3074) LOTS 1 & 2 AND ADDITIONAL LANDS
 (FINAL)

AGENT:
 CARIE KURTZ
 GRAY ESTATES
 109 S. MAIN STREET
 P.O. BOX 271
 CRESTON, OHIO 44217
 PHONE: 330-231-7198

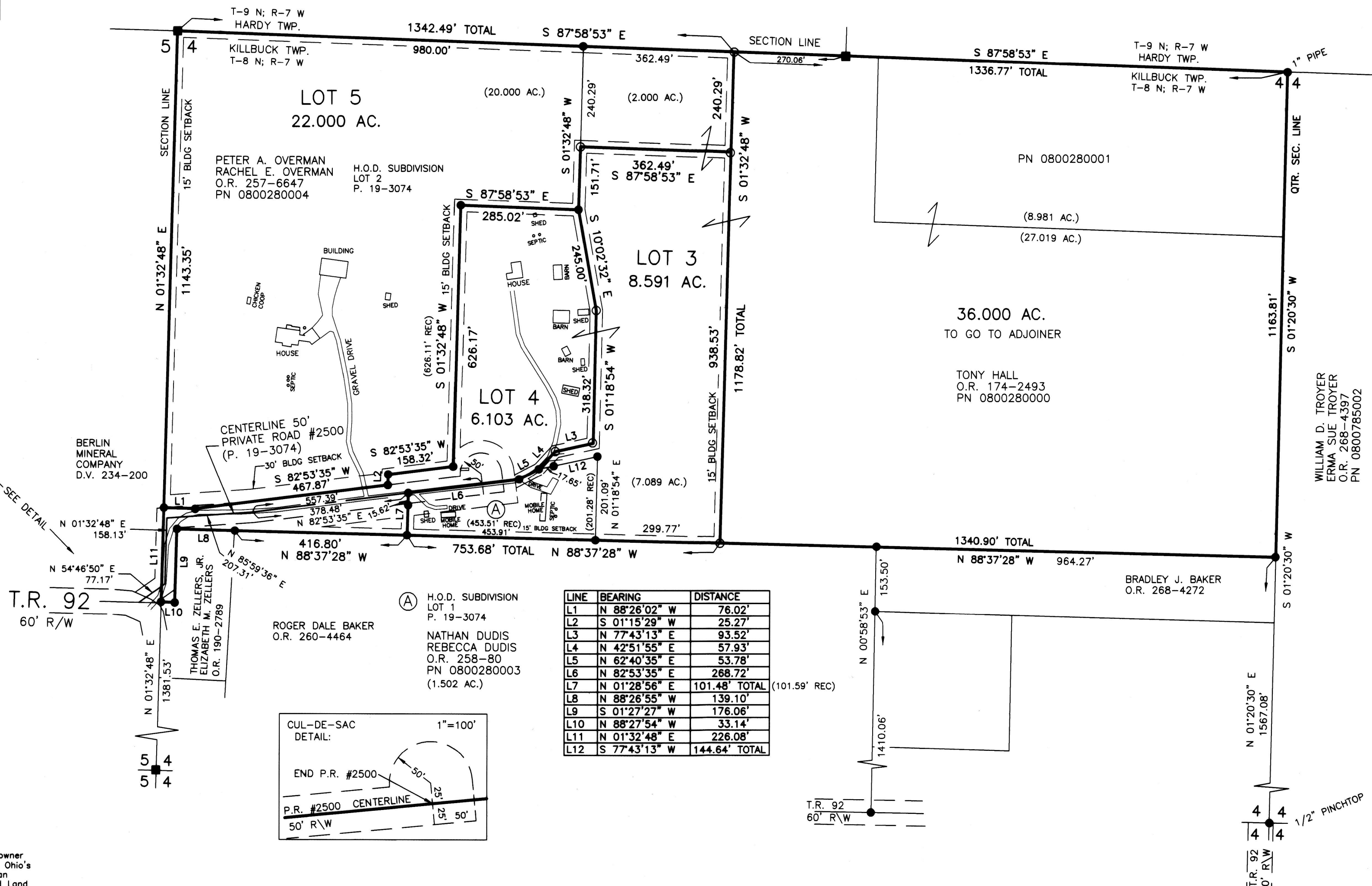
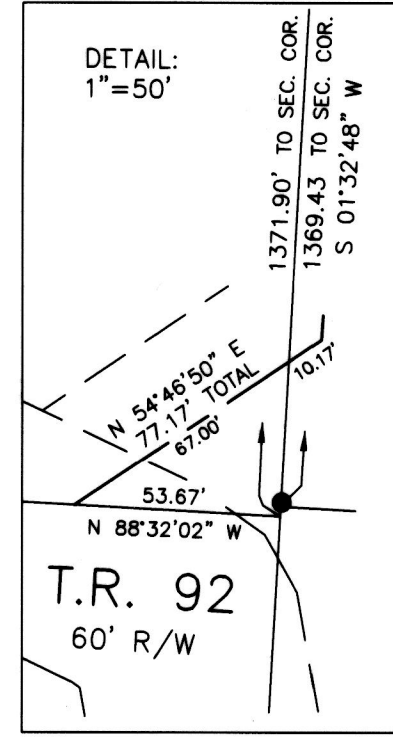
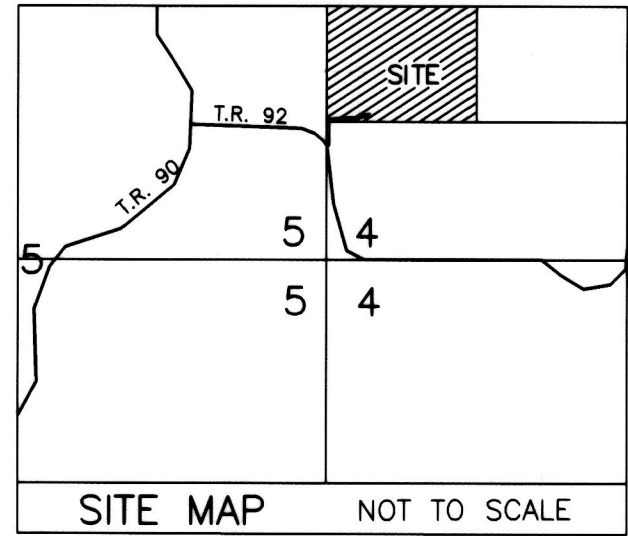
MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 3, 4 & 5 OF THE H.O.D. SUBDIVISION REPLAT NO. 1, THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROAD #2500. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD #2500 AND CHOOSE TO DO SO.

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 2.000 ACRES FROM TONY HALL TO PETER A. OVERMAN AND RACHEL E. OVERMAN.
- ACTION 2) CONVEY 7.089 ACRES FROM TONY HALL TO NATHAN DUDIS AND REBECCA DUDIS.
- ACTION 3) CONVEY 36.000 ACRES FROM TONY HALL TO WILLIAM D. TROYER AND ERMA SUE TROYER.
- ACTION 4) COMBINE ALL OF PETER A. OVERMAN AND RACHEL E. OVERMAN'S PROPERTY INTO A NEW 22.000 ACRE LOT 5.
- ACTION 5) COMBINE ALL OF NATHAN DUDIS AND REBECCA DUDIS'S PROPERTY INTO A NEW 8.591 ACRE LOT 3.
- ACTION 6) CONVEY LOT 4.



REFERENCES
 O.R. VOL. 258 PAGE 80
 O.R. VOL. 157 PAGE 6647
 O.R. VOL. 174 PAGE 2493
 O.R. VOL. 234 PAGE 200
 O.R. VOL. 157 PAGE 6647
 PLAT VOL. 19 PAGE 3074
 PLAT VOL. 19 PAGE 3805
 BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83

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.

THESE LOTS ARE 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

ACREAGE IN LOTS 36.694 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 36.694 ACRES

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.

TONY HALL 1-4-2020
 JUDY HALL 1-4-2020
 Peter A. Overman 1-3-2020
 Rachel E. Overman 1-3-2020
 Nathan Dudis 1/3/2020
 Rebecca Dudis 1/3/2020

CERTIFICATE OF DEDICATION OF PRIVATE ROAD #2500
 We, the undersigned, grant unto hereon shown Lots 3, 4 & 5, their heirs and assigns, the shown 50' Private Road #2500 for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

TONY HALL 1-4-2020
 JUDY HALL 1/4/2020
 Merle Miller (Manager) 1/3/20
 Peter A. Overman 1-3-2020
 Rachel E. Overman 1-3-2020
 Nathan Dudis 1-3-2020
 Rebecca J. Dudis 1-3-2020

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled H.O.D. SUBDIVISION 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 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.

Health Commissioner 1-2-2020

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.

Holmes Soil and Water Conservation District 1-02-20

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.

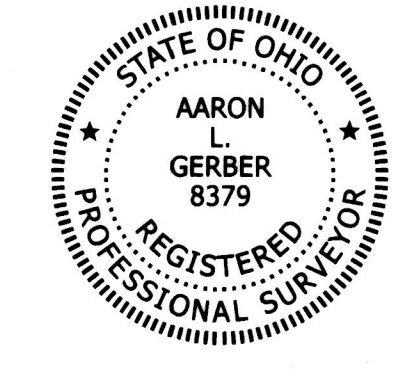
County Engineer 1/6/2020

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.

Holmes County Planning Commission 1/17/20

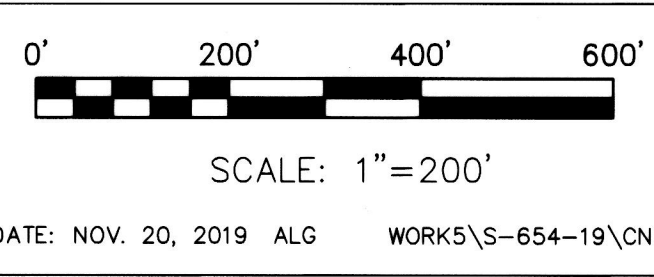
CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Aaron L. Gerber P.S. 8379 12-27-19



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

KILLBUCK TOWNSHIP
 N.W. QTR. SECTION 4
 N.E. QTR. SECTION 5
 T-8 N; R-7 W
 HOLMES COUNTY, OHIO



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

TRANSFER NOT NECESSARY
 DATE: Jan 29, 2020
 APPROVED: Jackie Tucker, P.T.

DATE: NOV. 20, 2019 ALG WORKS\5-654-19\CNK