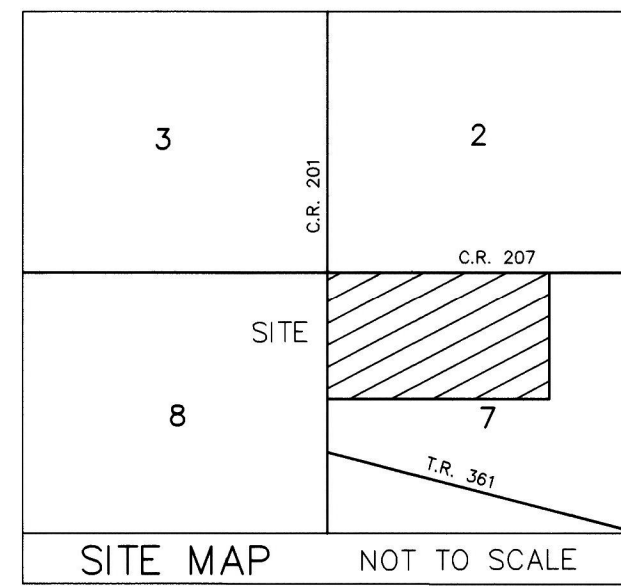


# CROSSROAD SUBDIVISION (FINAL)



AGENT:  
 JR. MILLER  
 KAUFMAN REALTY  
 P. O. BOX 422  
 SUGARCREEK, OHIO 44681  
 PHONE: 330-231-1914

REFERENCES:  
 DEED VOL. 256 PAGE 818  
 O.R. VOL. 177 PAGE 196  
 O.R. VOL. 191 PAGE 84  
 O.R. VOL. 187 PAGE 3226  
 PLAT VOL. 19 PAGE 670  
 PLAT VOL. 19 PAGE 763  
 PLAT VOL. 19 PAGE 773  
 PLAT VOL. 8 PAGE 345

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

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.  
 NO FURTHER SPLITS WILL BE PERMITTED  
 WITHOUT REPLATTING SAID LOT.

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.

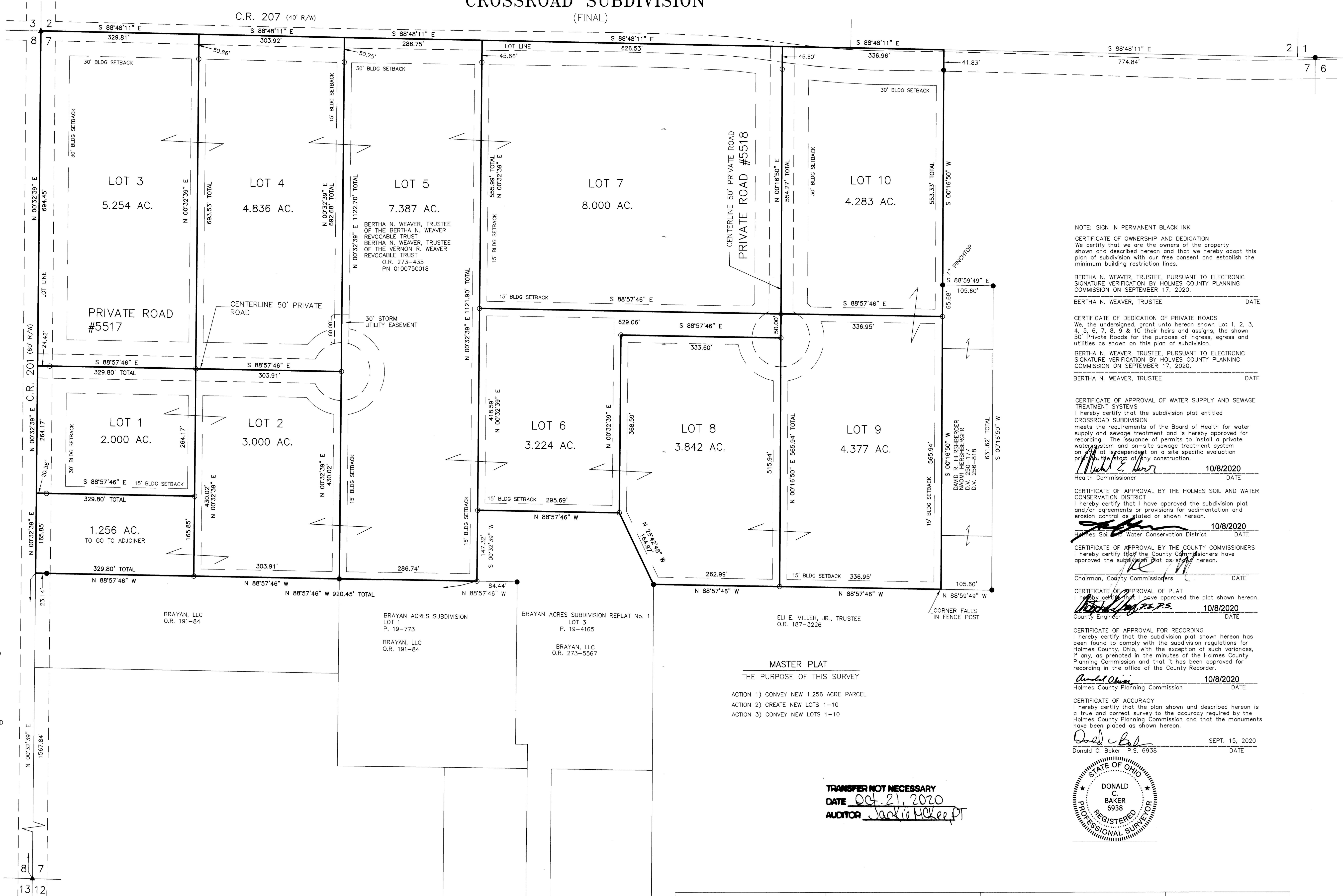
ACREAGE IN LOTS	46.203 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	46.203 ACRES

### MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1, 2, 3, 4 & 5 OF CROSSROAD SUBDIVISION  
 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD  
 (NUMBER 5517). THE COST OF SAID MAINTENANCE SHALL BE SHARED  
 PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID  
 PRIVATE ROAD.

### MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 6, 7, 8, 9 & 10 OF CROSSROAD SUBDIVISION  
 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD  
 (NUMBER 5518). THE COST OF SAID MAINTENANCE SHALL BE SHARED  
 PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID  
 PRIVATE ROAD.



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.  
 BERTHA N. WEAVER, TRUSTEE, PURSUANT TO ELECTRONIC  
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
 COMMISSION ON SEPTEMBER 17, 2020.  
 BERTHA N. WEAVER, TRUSTEE DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROADS  
 We, the undersigned, grant unto hereon shown Lot 1, 2, 3,  
 4, 5, 6, 7, 8, 9 & 10 their heirs and assigns, the shown  
 50' Private Roads for the purpose of ingress, egress and  
 utilities as shown on this plan of subdivision.  
 BERTHA N. WEAVER, TRUSTEE, PURSUANT TO ELECTRONIC  
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
 COMMISSION ON SEPTEMBER 17, 2020.  
 BERTHA N. WEAVER, TRUSTEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE  
 TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled  
 CROSSROAD SUBDIVISION  
 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  
 on a lot is dependent on a site specific evaluation  
 prior to the start of any construction.  
 David E. Hershberger  
 David E. Hershberger  
 D.V. 250-1777  
 D.V. 256-616  
 10/8/2020  
 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.  
 10/8/2020  
 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.  
 10/8/2020  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.  
 10/8/2020  
 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.  
 10/8/2020  
 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.  
 10/8/2020  
 Donald C. Baker P.S. 6938 DATE

### MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY NEW 1.256 ACRE PARCEL
- ACTION 2) CREATE NEW LOTS 1-10
- ACTION 3) CONVEY NEW LOTS 1-10

TRANSFER NOT NECESSARY  
 DATE Oct. 21, 2020  
 AUDITOR Jackie McKeep, PT



<p>BAKER SURVEYING, LLC          138 N. CLAY STREET          MILLERSBURG, OHIO 44654          PH. 330-674-4788          EMAIL: bakersurveying@gmail.com</p>	<p>BERLIN TOWNSHIP          1ST. QTR., LOT 7          T-9 N; R-6 W          HOLMES COUNTY, OHIO</p>	<p>0' 100' 200' 300'          SCALE: 1"=100'          DATE: JUNE 18, 2020          REVISED: SEPT. 10, 2020</p>	<p>▲ R.R. SPIKE FOUND          ● 5/8" REBAR FOUND          ● UNLESS OTHERWISE NOTED          ○ 5/8" REBAR SET WITH I.D. CAP          SURVEYING LLC</p>
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