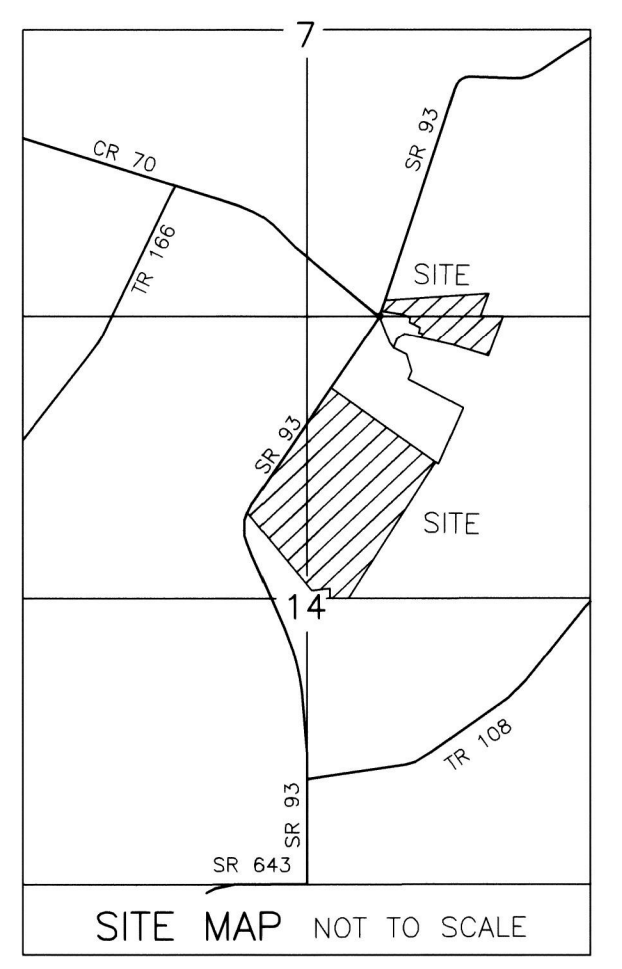


# ABBY STABLES SUBDIVISION (FINAL)

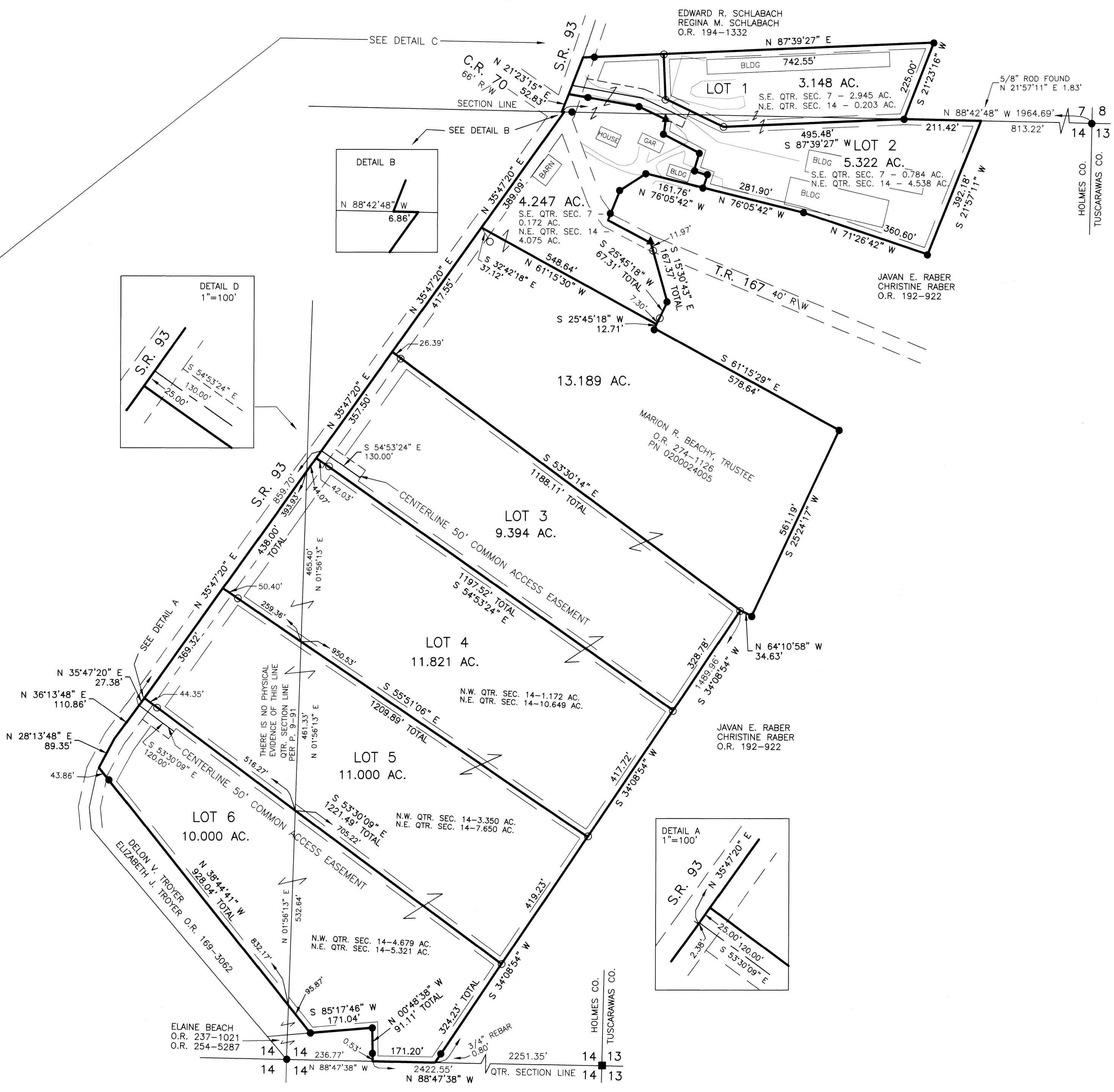
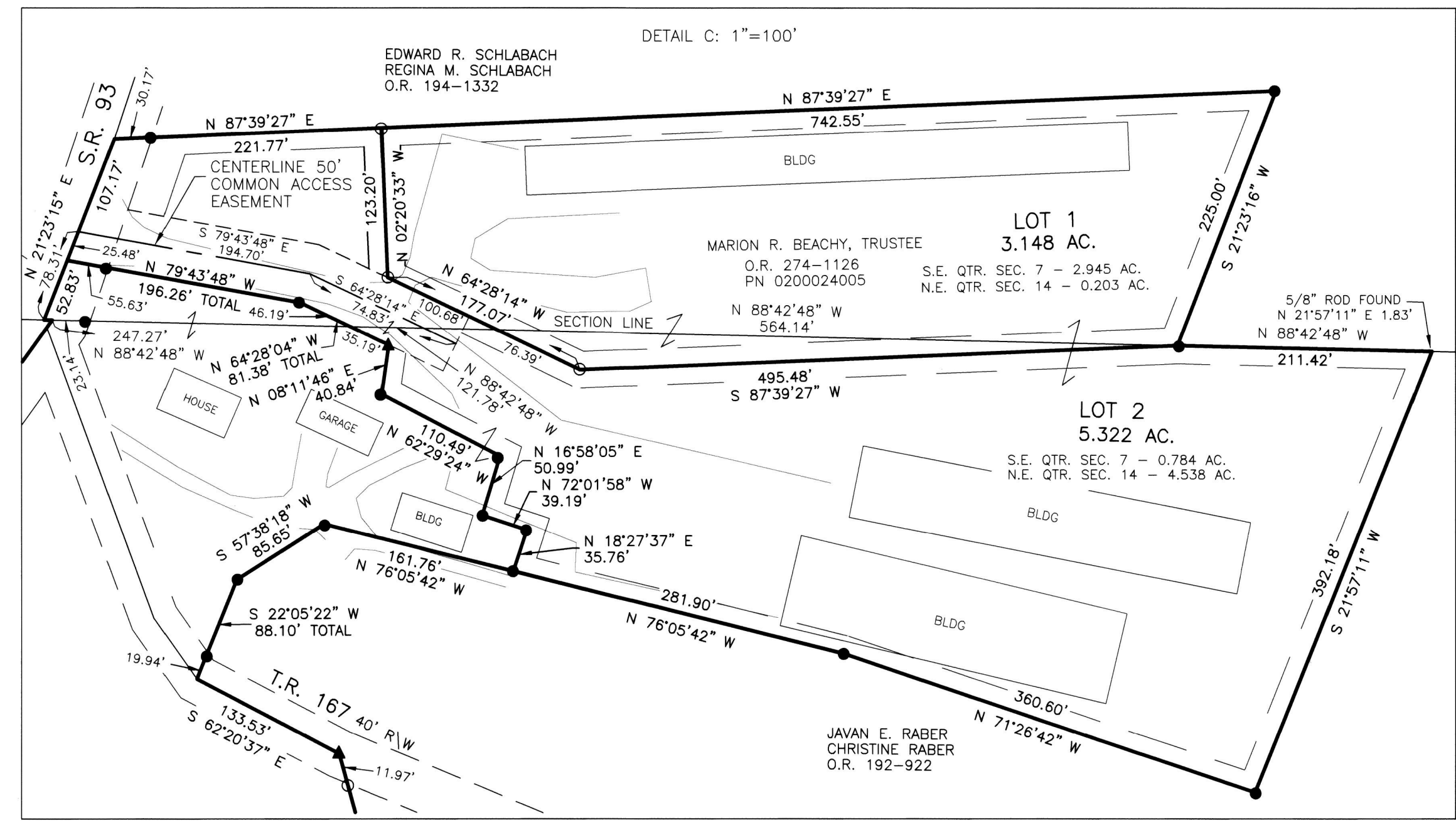
AGENT:  
 PATRICK KAUFMAN  
 P.O. BOX 422  
 SUGARCREEK, OHIO 44681  
 PHONE: 330-204-6512

REFERENCES  
 O.R. VOL. 274 PAGE 1126  
 PLAT VOL. 19 PAGE 4187  
 PLAT VOL. 19 PAGE 920

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



**MASTER PLAT**  
 THE PURPOSE OF THIS SURVEY  
 ACTION 1) TRANSFER AND RECORD PLAT  
 ACTION 2) CONVEY LOTS 1-6, 13.189 ACRE, AND 4.247 ACRES FROM  
 MARION R. BEACHY, TRUSTEE TO HIMSELF



NOTE: SIGN IN PERMANENT BLACK INK  
 CERTIFICATE OF OWNERSHIP AND DEDICATION  
 We certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of subdivision with our free consent and establish the minimum building restriction lines.  
 MARION R. BEACHY, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 14, 2021.  
 MARION R. BEACHY, TRUSTEE DATE  
 CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
 MARION R. BEACHY, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 14, 2021.  
 MARION R. BEACHY, TRUSTEE DATE  
 CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 3 & 4, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
 MARION R. BEACHY, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 14, 2021.  
 MARION R. BEACHY, TRUSTEE DATE  
 CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 5 & 6, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
 MARION R. BEACHY, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 14, 2021.  
 MARION R. BEACHY, TRUSTEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled ABBY STABLES 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 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 construction.  
 [Signature] 12/27/2021  
 Health Commissioner DATE

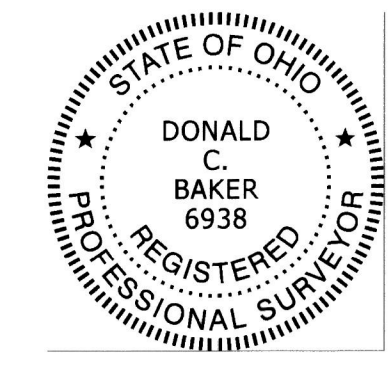
CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT  
 I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown herein.  
 [Signature] 12/27/2021  
 Holmes Soil & Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the County Commissioners have approved the subdivision plat as shown herein.  
 [Signature] 1-5-2022  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown herein.  
 [Signature] 12/27/2021  
 County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING  
 I hereby certify that the subdivision plat shown herein 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.  
 [Signature] 12/27/2021  
 Holmes County Planning Commission DATE

CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described herein 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 herein.  
 [Signature] NOVEMBER 12, 2021  
 Donald C. Baker, P.S. 6938 DATE



ACREAGE IN LOTS 50.685 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 50.685 ACRES

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 AND COMMERCIAL PURPOSES ONLY.  
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.  
 NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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

CLARK TOWNSHIP  
 S.E. QTR. SECTION 7  
 N.E. & N.W. QTRS. SECTION 14  
 T-8 N; R-4 W  
 HOLMES COUNTY, OHIO

0 200 400 600  
 SCALE: 1"=200'  
 DATE: NOV. 1, 2021  
 WORKS\5-610-21\CNK

STONE FOUND  
 R.R. SPIKE 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 January 11, 2022  
 AUDITOR Jack McKeel