

Salt Creek Township Subdivision No. 11

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.

ACREAGE BREAKDOWN:
 Acreage in Lots 51.360
 Acreage in Road Dedication 0.000
 Total Acreage 51.360

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS:
 I hereby certify that The County Commissioners have approved the subdivision plan as shown hereon.

John A. Miller pursuant to electronic signature verification by Holmes County Planning Commission on 1/9/2023
John A. Miller

Chairman, County Commissioners DATE

Eli A. Miller pursuant to electronic signature verification by Holmes County Planning Commission on 1/9/2023
Eli A. Miller

CERTIFICATE OF APPROVAL FOR PLAT:
 I hereby certify that I have approved the plat shown hereon.

CERTIFICATE OF DEDICATION OF EASEMENT
 We the undersigned, grant unto the grantees of Lot 2, their heirs, successors and assigns, an easement for ingress, egress and utilities, along, across, over and under the strip of land shown on this plat.

County Engineer DATE
Arnold Oliver 1/10/2023

John A. Miller pursuant to electronic signature verification by Holmes County Planning Commission on 1/9/2023
John A. Miller

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.

Eli A. Miller pursuant to electronic signature verification by Holmes County Planning Commission on 1/9/2023
Eli A. Miller

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.

CERTIFICATE OF APPROVAL FOR WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS:
 I hereby certify that the subdivision plat entitled Salt Creek Township Subdivision No. 11 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 any lot is dependent on a site specific application and/or to the start of any construction.

Holmes County Planning Commission DATE
 Edward A. Gasbarre 1/9/2023

Health Commissioner DATE
Michael E. Durr 1/10/2023

BUILDING SETBACK LINES:
 15 feet throughout.

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.

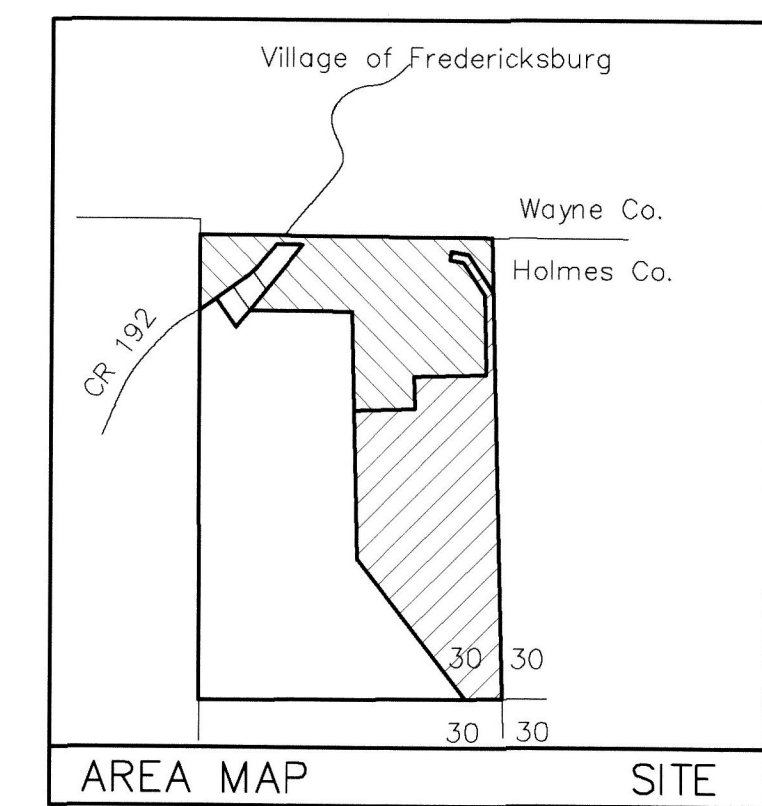
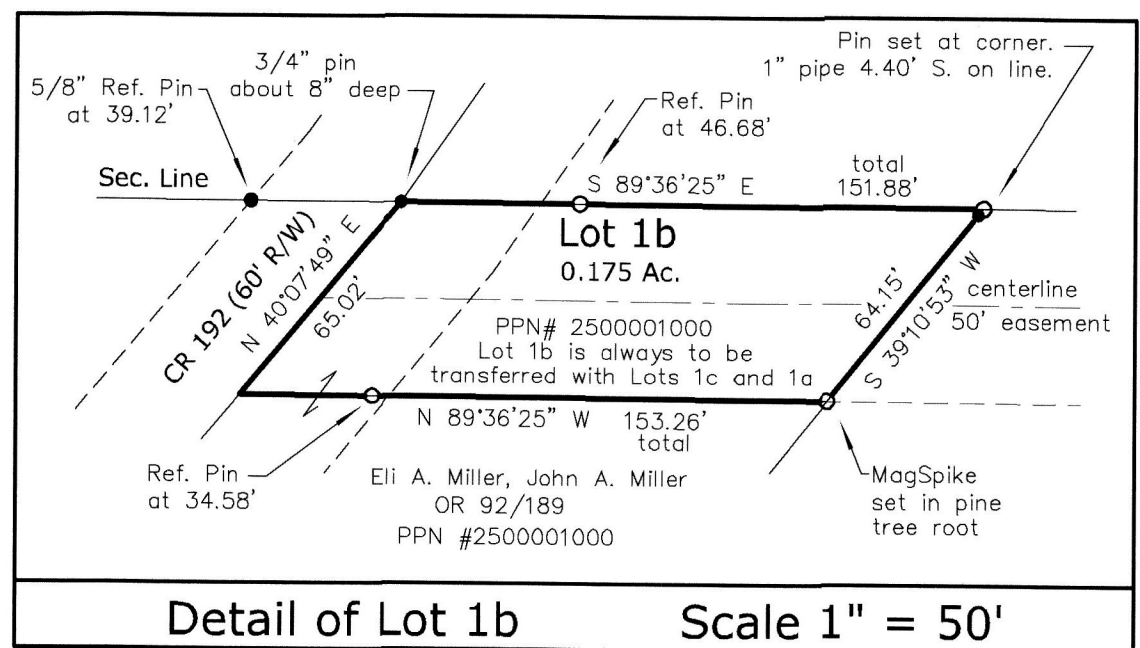
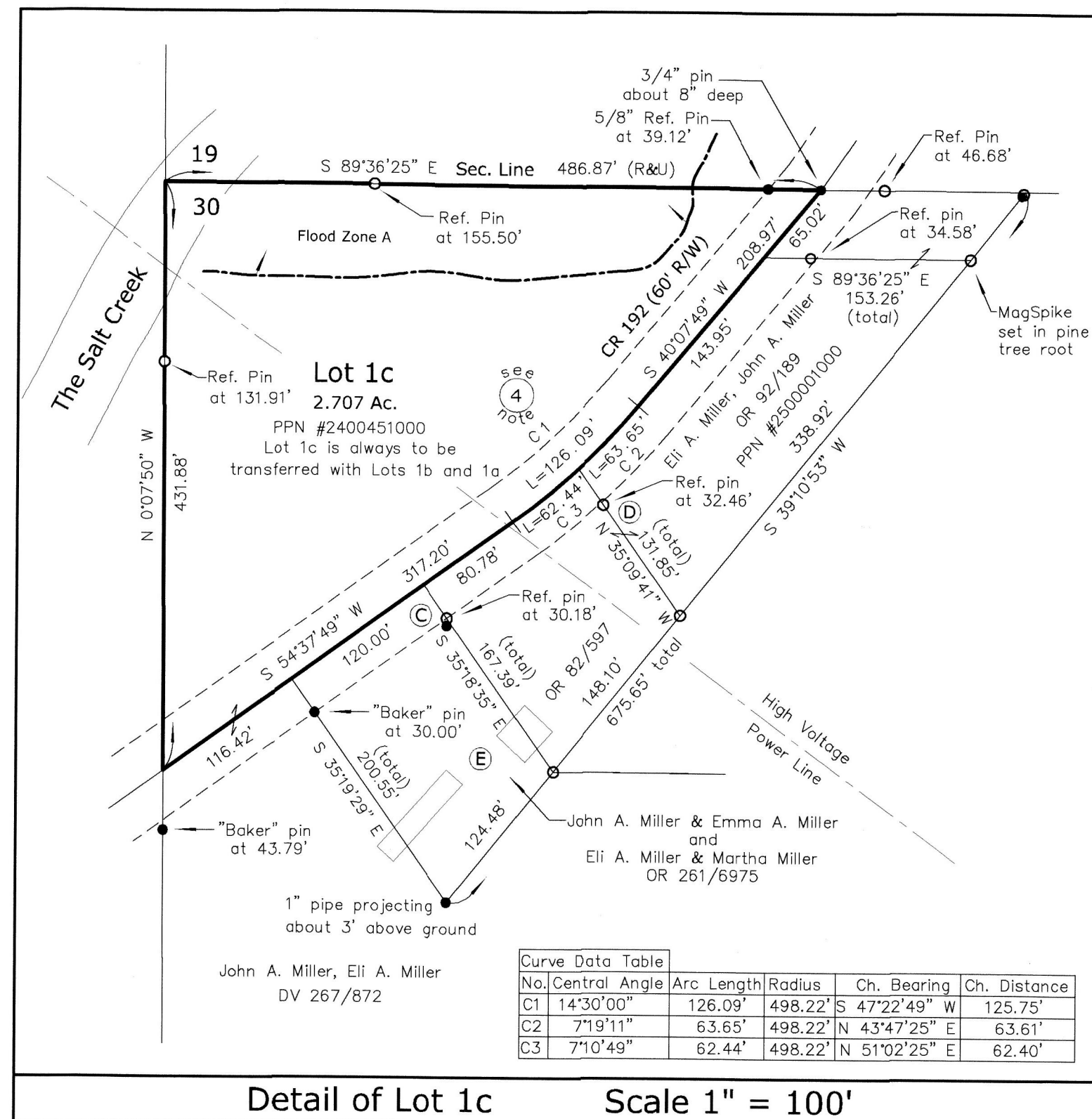
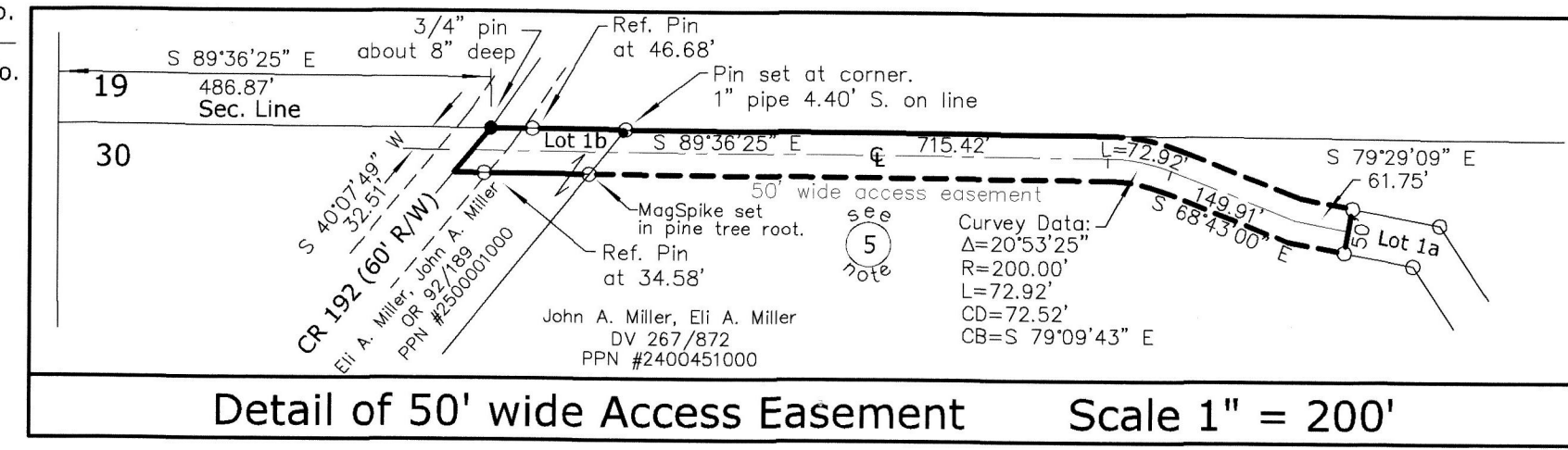
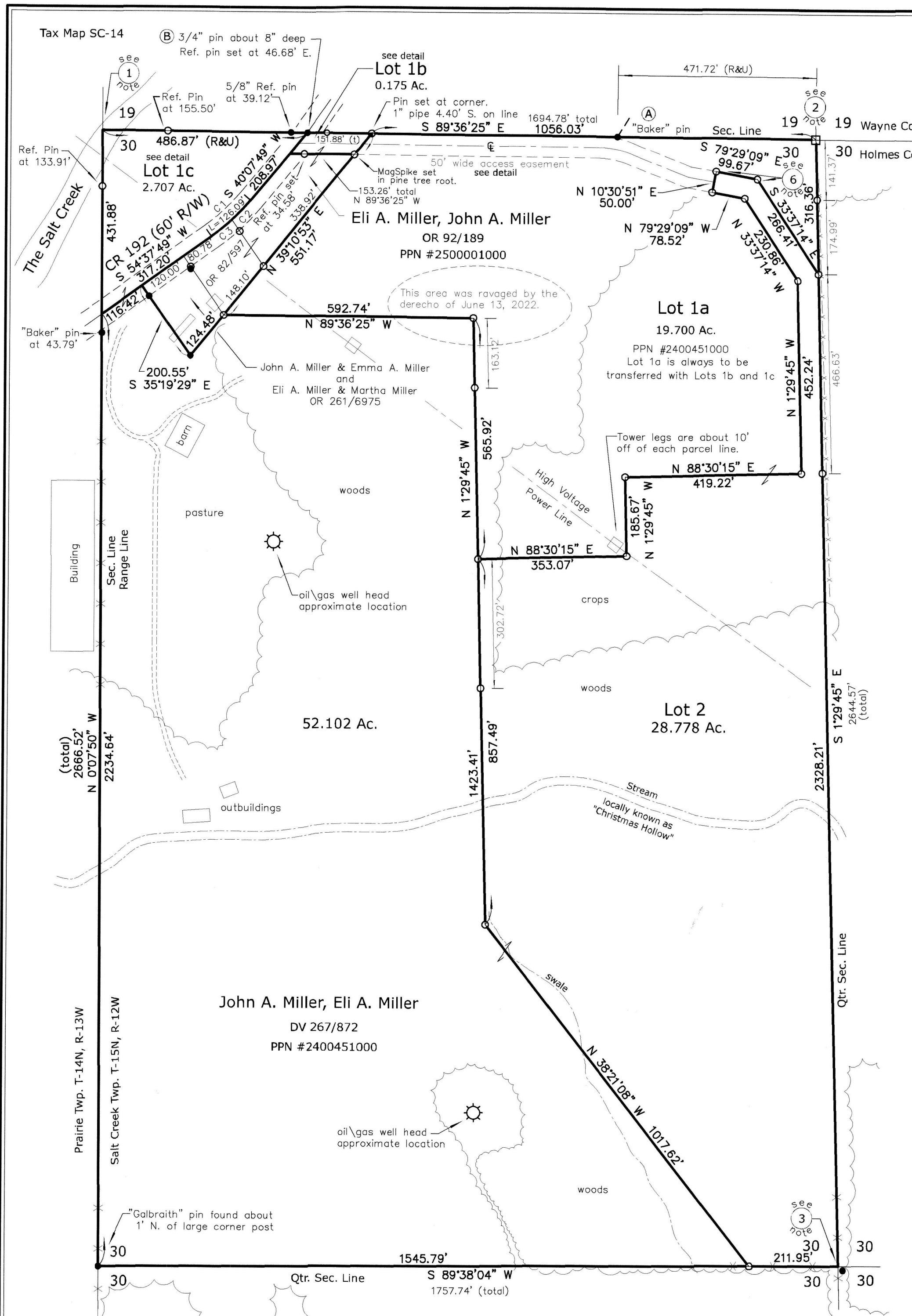
PURPOSE:
 Both Lots are for residential purposes.

Holmes Soil and Water Conservation District DATE
Edward A. Gasbarre 1/10/2023

FUTURE SPLITS:
 No further lot splits will be permitted without replatting said lots.

For erosion and sedimentation control, the landowner will follow Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection.
 A copy of the above is available at the Holmes Soil and Water Conservation District Office located at 62 W. Clinton St., Millersburg, Oh. 44654.

This plat is subject to the conditions for approval noted in the minutes of the Holmes County Planning Commission meeting on 12/20/2022.



Notes regarding this survey:
 1) We did not search for the section corner, believing it to be either obliterated or at least disturbed by the actions of the Salt Creek. Line A-B was produced west to create the position.
 2) The headstone that monuments this corner was found leaning severely west due to a fallen tree. The calculated corner, derived by producing line B-A east, falls on the tree, about 0.5 feet east of our best guess at the unaltered position of the stone. We set a reference pin 141.37' south.
 3) The corner bears N 62° W 0.56 feet from a 5/8" pin and falls in a large, wooden corner post. See PV 18/768.
 4) We did not find nor did we set C/L monuments that define the curve on this dangerous stretch of roadway. From C, a reference pin was set on line at 30.18' and an "SL" pin was found from S 30°07'26" E 34.84'. From D, a bent 5/8" pin was spun and replaced by a capped pin falling on line at 32.46'. Also, a mobile home as well as a large shed are straddling the parcel lines near E. Finally, a portion of the area west of CR 192 falls within FLOOD HAZARD ZONE A according to FIRM PANEL 39169C0350E.
 5) Access Easements are limited to 1000 feet in length, per the Holmes County Planning Department. As a result, the remaining access strip is to become part of the new parcel.
 6) These pins were not set due to huge log and debris piles. We intend to set the pins once the area has been cleared.

In summary, every quarter corner of this fractional section has been, to some degree, compromised, as careful reading of related surveys will reveal. As a result, I have relied heavily on the findings of plat volume 14, page 762.



Plat of Survey
 Salt Creek Township
 NW Qtr. Fractional Sec. 30, T-15N, R-12W
 of the Congress Lands North of The Old Seven Ranges
 Holmes County, Ohio

I believe this survey to be correct to the best of my knowledge.
Edward A. Gasbarre 1/09/23
 Edward A. Gasbarre, P.S. 7036 Date

Master Plat:
 The purpose of this survey is,
 Action 1) Transfer and Record Plat
 Action 2) Convey New Lot 1a, Lot 1b and Lot 1c
 Action 3) Convey New Lot 2
 Action 4) Convey 52.102 Acre Parcel

Legend
 ○ set \otimes set previously \bullet found \triangle - Spike or mag nail set
 5/8"x30" Steel Rod W/Yellow I.D. Cap \blacktriangle - Spike or mag nail found
 Marked "Gasbarre Wooster, Ohio" \times - Fence Line Evident
 ● - Iron/Steel monument found \times - Measured Dimension
 - Described in Drawing M - Measured Dimension
 □ - Stone monument found U - Used Record Dimension

Scale 1" = 200'

Basis of Bearings: Grid North of the Ohio State Plane Coordinate System
 Reference Plats: 12/202, 14/762, 16/995, 18/112, 18/768, 19/3888, 19/2156
 Drawing: 222072_Plat_Find.dwg January 9, 2023
 R.W. Gasbarre & Associates, Inc.
 Professional Land Surveyors
 401 South Market St., P.O. Box 44
 Wooster, Ohio 44691
 PH 330-264-9499