

# MERIT SEED SUBDIVISION

(FINAL)

AGENT:  
 JOHN YODER  
 5856 C.R. 77  
 MILLERSBURG, OHIO 44654  
 PH: 330-893-3196

### REFERENCES

- DEED VOL. 241 PAGE 767
- O.R. VOL. 138 PAGE 101
- O.R. VOL. 150 PAGE 383
- O.R. VOL. 158 PAGE 692
- PLAT VOL. 2 PAGE 290
- PLAT VOL. 11 PAGE 193
- PLAT VOL. 16 PAGE 936
- BEARINGS FROM PLAT VOL 2 PAGE 290

NOTE: BUILDING SETBACK LINES ARE 15'  
 OFF SIDE & REAR LOT LINES

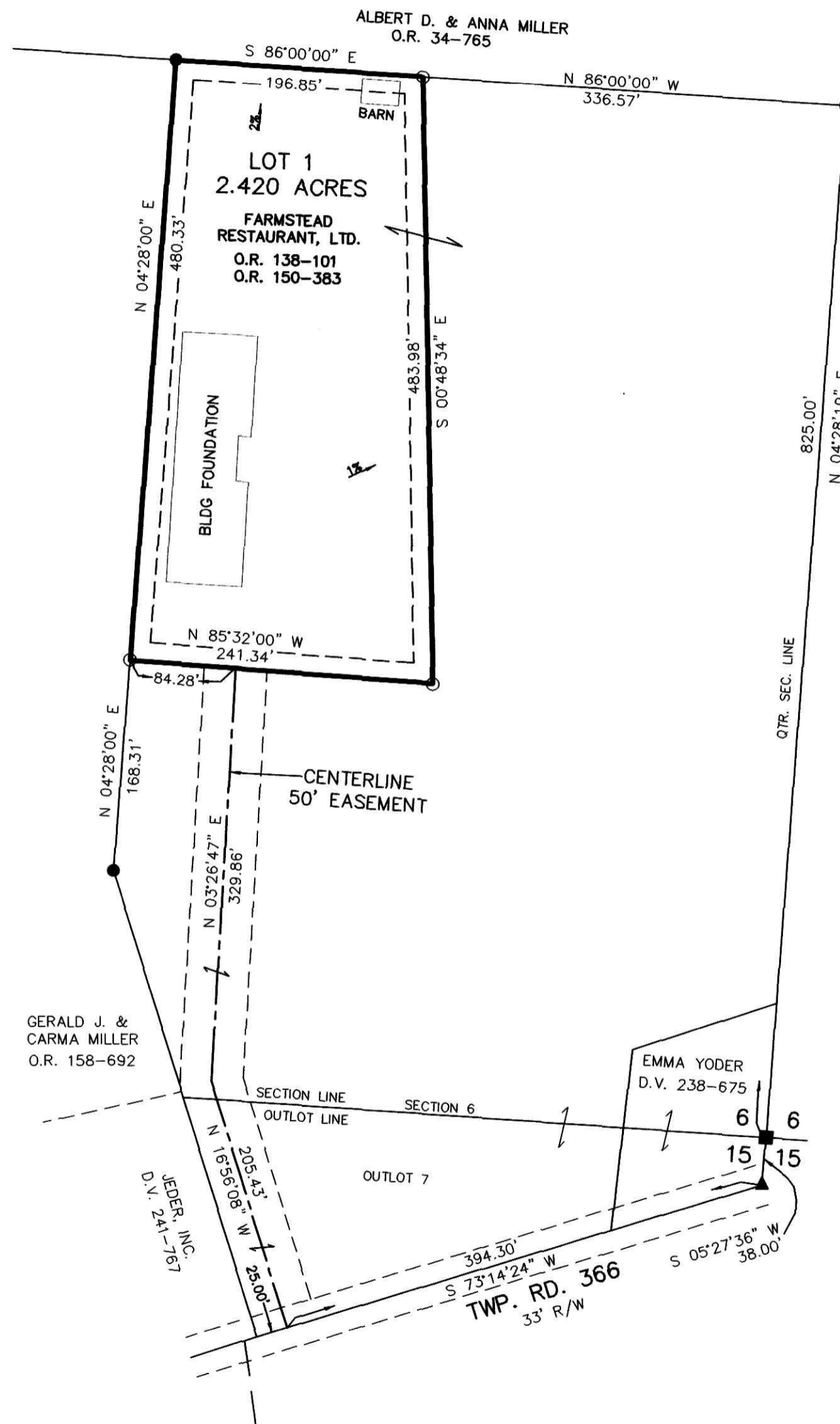
THIS LOT IS FOR COMMERCIAL PURPOSES ONLY.

No further splits will be permitted  
 without replatting said lots.

AREA IN LOTS 2.420 ACRES.  
 AREA IN ROAD DEDICATION 0.000 ACRES.

TOTAL AREA IN ALLOTMENT 2.420 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: 82 West Clinton Street Millersburg, Ohio 44654



NOTE: SIGN IN PERMANENT BLACK INK.

### 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 the free consent and establish the minimum building restriction lines.

*John Yoder* 11-25-05  
 FARMSTEAD RESTAURANT, LTD DATE

### 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

*John Yoder* 11-25-05  
 FARMSTEAD RESTAURANT, LTD DATE

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled MERIT SEED 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.

*D. McFadden* 11-28-05  
 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.

*Phyllis Gilmore* 11-28-05  
 Holmes Soil and Water Conservation District Date

### CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

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

*David L. Hall* 12/5/05  
 Chairman, County Commissioners Date

### CERTIFICATE OF THE APPROVAL OF PLAT

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

*Andrew Young, P.E., P.S.* 11/28/05  
 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 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.

*And R. Olin* 11/28/05  
 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.

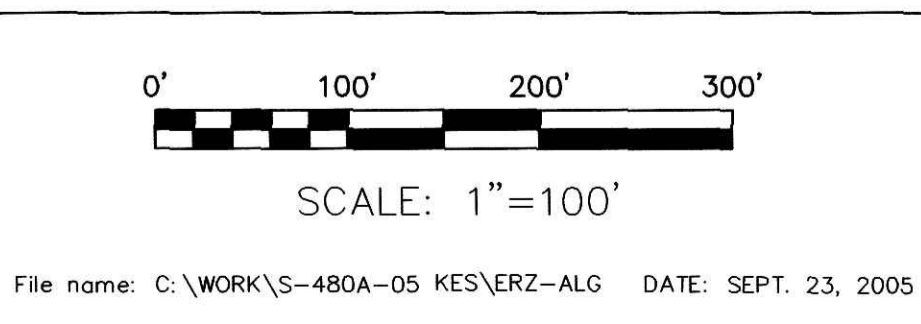
*Donald C. Baker* SEPT. 23, 2005  
 Donald C. Baker P.S. 6938 Date

Instrument 200500040686 OR Book Page 19 569

200500040686 CRITCHFIELD... & JOHNSTON ATTY MILLERSBURG, OH

200500040686 Filed for Record in HOLMES COUNTY, OH SALLY MILLER 12-12-2005 At 08:40 am. PLAT MED 43.20 OR Book 19 Page 569 - 569

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



VILLAGE OF BERLIN  
 PART OF OUTLOT 7

BERLIN TOWNSHIP  
 S.W. QTR. SECTION 6  
 N.W. QTR. SECTION 15  
 T-9 N; R-5 W  
 HOLMES COUNTY, OHIO

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



RECORDED NOT NECESSARY  
 DATE December 12, 2005  
 RECORDER Jackie Moore JS