

OAK HILL SUBDIVISION

(FINAL)

AGENT:
JOHN KANDEL
PO BOX 293
BERLIN, OHIO 44610
PHONE: 330-763-4618

Instrument Book Page
200700051817 OR 19 1113

200700051817
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
08-21-2007 At 03:03 PM.
PLAT MED 43.20
OR Book 19 Page 1113 - 1113

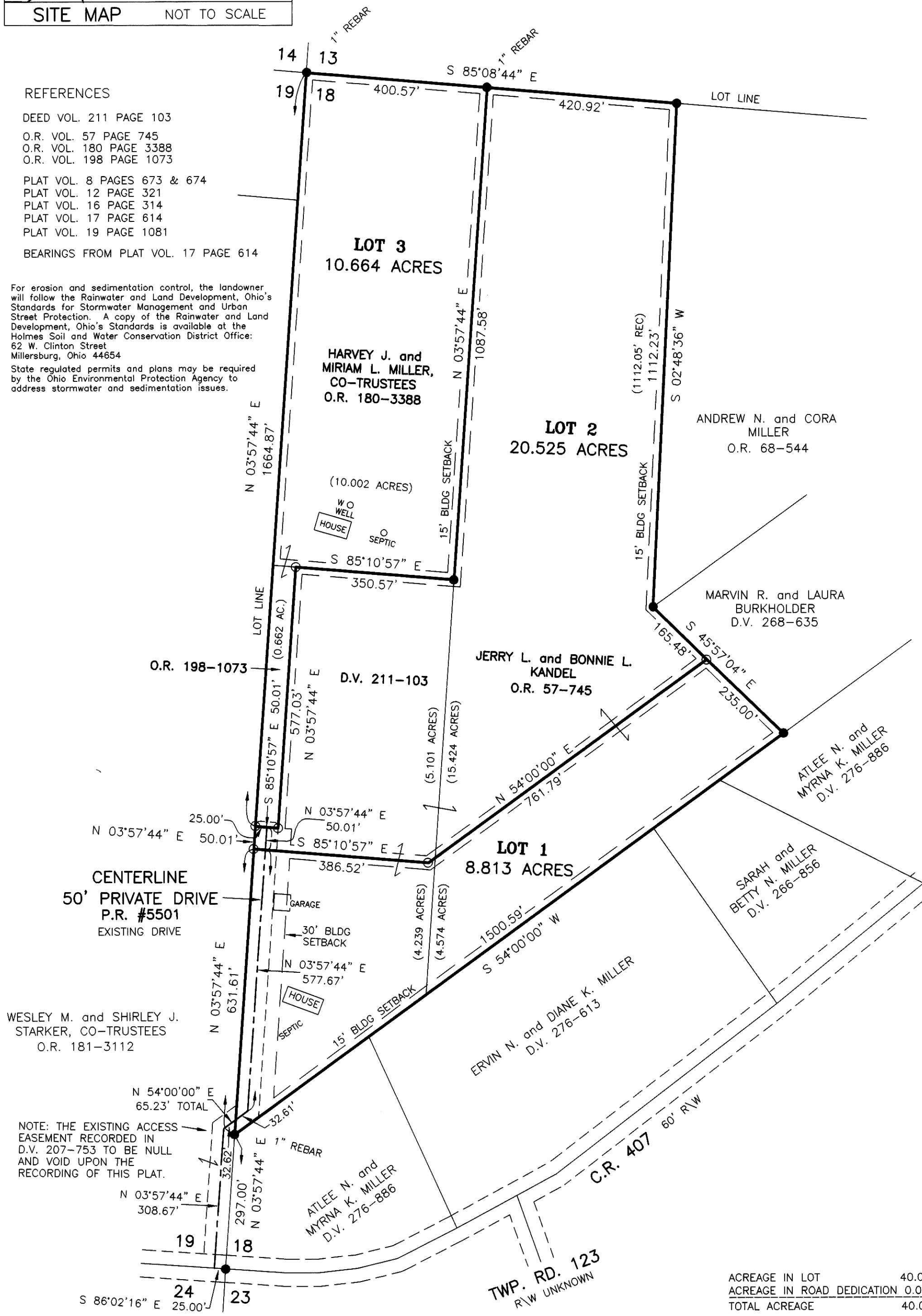
200700051817
CRITCHFIELD ATTY
MILLERSBURG OH

REFERENCES

- DEED VOL. 211 PAGE 103
- O.R. VOL. 57 PAGE 745
- O.R. VOL. 180 PAGE 3388
- O.R. VOL. 198 PAGE 1073
- PLAT VOL. 8 PAGES 673 & 674
- PLAT VOL. 12 PAGE 321
- PLAT VOL. 16 PAGE 314
- PLAT VOL. 17 PAGE 614
- PLAT VOL. 19 PAGE 1081
- BEARINGS FROM PLAT VOL. 17 PAGE 614

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.



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.

<i>Jerry L. Kandel</i>	7-25-07
JERRY L. KANDEL	DATE
<i>Bonnie L. Kandel</i>	7-25-07
BONNIE L. KANDEL	DATE
<i>Harvey J. Miller</i>	7-25-07
HARVEY J. MILLER	DATE
<i>Miriam L. Miller</i>	7-25-07
MIRIAM L. MILLER	DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 1, 2 & 3, and Wesley M. and Shirley J. Starker, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

<i>Jerry L. Kandel</i>	7-25-07
JERRY L. KANDEL	DATE
<i>Bonnie L. Kandel</i>	7-26-07
BONNIE L. KANDEL	DATE
<i>Harvey J. Miller</i>	7-25-07
HARVEY J. MILLER	DATE
<i>Miriam L. Miller</i>	7-25-07
MIRIAM L. MILLER	DATE
<i>Wesley M. Starker</i>	8-3-07
WESLEY M. STARKER	DATE
<i>Shirley J. Starker</i>	8-3-07
SHIRLEY J. STARKER	DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled OAK HILL 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

J. McFadden 8/13/07
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 above shown hereon.

Michelle Wood 7-31-07
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.

John Smith 8/20/07
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Richard Young, P.E., P.S. 7/31/07
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.

[Signature] 8/16/07
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 July 25, 2007
Donald C. Baker P.S. 6938 DATE



ACREAGE IN LOT 40.002 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 40.002 ACRES

THESE LOTS ARE FOR RESIDENTIAL 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

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1, 2 & 3 OF THE OAK HILL SUBDIVISION AND WESLEY M. and SHIRLEY J. STARKER, THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (NUMBER 5501). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSE TO USE THE SAME.

NOTE: WESLEY J. and SHIRLEY J. STARKER RESERVE THE RIGHT TO ADD ADDITIONAL LOTS TO THE HEREON SHOWN PRIVATE ROAD IN THE FUTURE. SAID LOTS MUST MEET THE APPROVAL OF THE HOLMES COUNTY PLANNING DEPARTMENT.

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

BERLIN TOWNSHIP
4TH. QTR., LOT 18
T-9 N; R-6 W
HOLMES COUNTY, OHIO



DATE: JULY 17, 2007 FDB\WMB WORKS\3-195-07\ERZ

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

TRANSFER NOT NECESSARY

DATE August 21, 2007

AUDITOR *Julie Hahn*