

# WESTBROOK SUBDIVISION (FINAL)

AGENT:  
GARY WESTBROOK  
9049 C.R. 292  
MILLERSBURG, OHIO, 44654  
PHONE: 330-674-0581

Instrument Book Page  
200900061226 OR 19 1513

200900061226  
Filed for Record in  
HOLMES COUNTY, OH  
AMITA HALL  
05-08-2009 At 02:51 PM.  
PLAT MED 43.20  
OR Book 19 Page 1513 - 1513

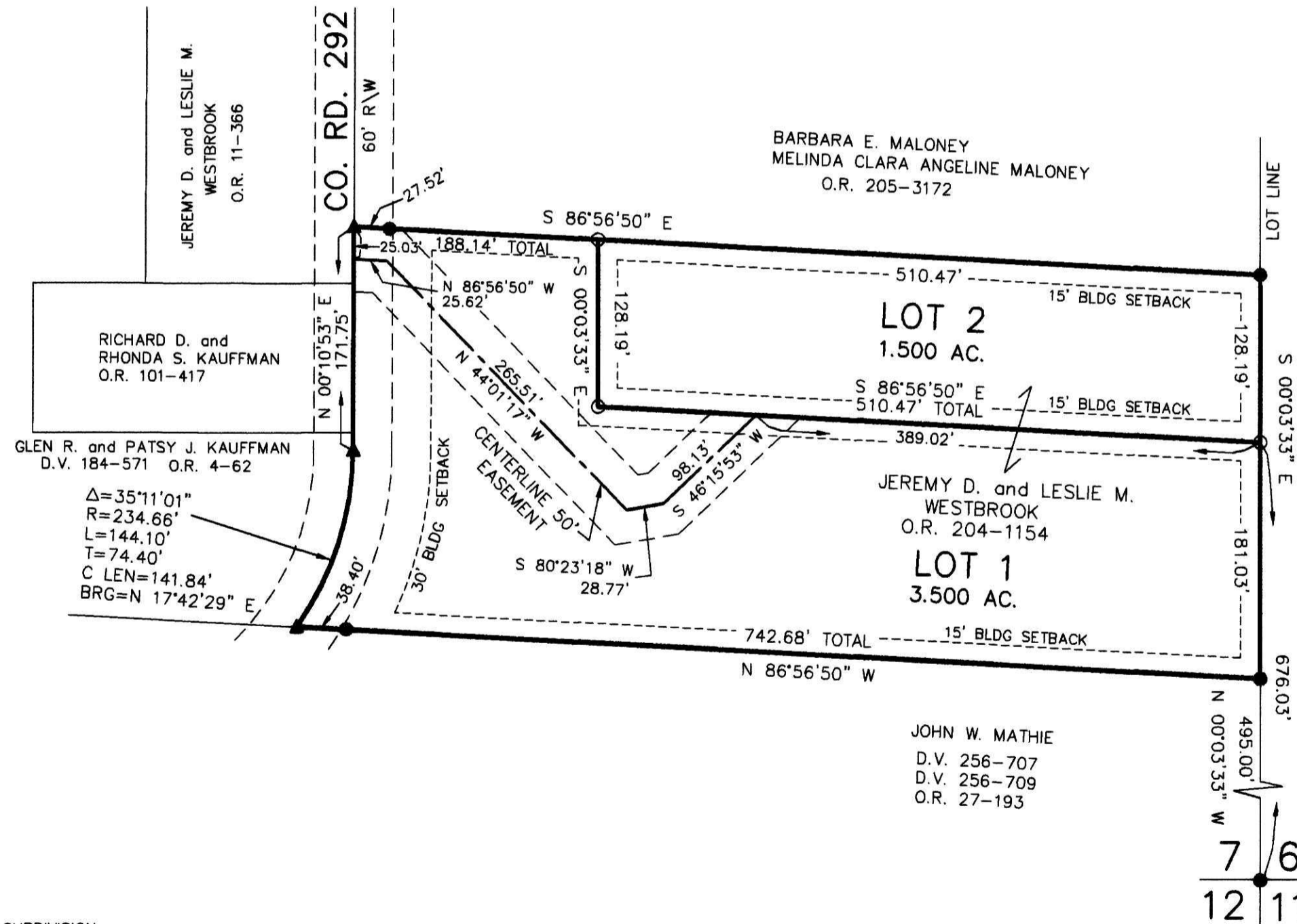
### REFERENCES

O.R. VOL. 204 PAGE 1154  
PLAT VOL. 19 PAGE 792  
PLAT VOL. 14 PAGE 15  
PLAT VOL. 18 PAGE 189  
BEARINGS FROM PLAT VOL. 19 PAGE 792

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

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 LOT 5.000 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 5.000 ACRES



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.  
Jeremy D. Westbrook 4/5/09  
JEREMY D. WESTBROOK DATE  
Leslie M. Westbrook 4-5-09  
LESLIE M. WESTBROOK DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the shown 50' Easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.  
Jeremy D. Westbrook 4/5/09  
JEREMY D. WESTBROOK DATE  
Leslie M. Westbrook 4-5-09  
LESLIE M. WESTBROOK DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled WESTBROOK 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.  
D. McFadden 4-7-09  
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.  
Michelle Wood 3/31/09  
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 Malley 4-13-09  
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
Christopher R. Young, P.E., P.S. 3/31/09  
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. Oliver 4/7/09  
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 3-24-09  
Donald C. Baker P.S. 6938 DATE

### MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 AND 2 OF THE WESTBROOK SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID 50' EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' EASEMENT.

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

HARDY TOWNSHIP  
3RD. QTR., LOT 7  
T-9 N; R-7 W  
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: FEB. 16, 2009 FDB\KES WORK4\S-47-09

- ▲ 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 May 8, 2009  
AUDITOR Jackie McNeil Pq.