

# ROSAN FARM SUBDIVISION (FINAL)

Instrument 201000065578 OR Book Page 19 1660

AGENT:  
JON MAST - REAL ESTATE SHOWCASE  
1197 GLEN DRIVE  
MILLERSBURG, OHIO 44654  
PHONE: 330-674-7610

REFERENCES  
O.R. VOL. 11 PAGE 413  
O.R. VOL. 215 PAGE 2358  
O.R. VOL. 199 PAGE 668  
PLAT VOL. 17 PAGE 470  
PLAT VOL. 19 PAGE 1117  
BEARINGS FROM PLAT VOL. 17 PAGE 470

201000065578  
Filed for Record in  
HOLMES COUNTY, OH  
AMITA HALL, COUNTY RECORDER  
03-24-2010 At 10:54 am.  
PLAT MED 43.20  
OR Book 19 Page 1660 - 1660

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

DAVID A. and MARIE MILLER  
O.R. 11-413

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 65.255 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 65.255 ACRES

**MAINTENANCE AGREEMENT**  
THE OWNERS OF LOTS 1 & 2 OF THE ROSAN FARM SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID EASEMENT.

**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.  
*David A. Miller, Marie Miller* 2-19-10  
M & W LAND CO. *William Weaver* DATE

**CERTIFICATE OF DEDICATION OF EASEMENT**  
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
*David A. Miller, Marie Miller* 2-19-10  
M & W LAND CO. *William Weaver* DATE

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
I hereby certify that the subdivision plat entitled ROSAN FARM 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* 2/3/2010  
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.  
*Joe Christian* 2/3/10  
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.  
*Joe Smith* 3-1-10  
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.* 2/3/10  
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.  
*Amy Orr* 2/19/10  
Holmes County Planning Commission DATE

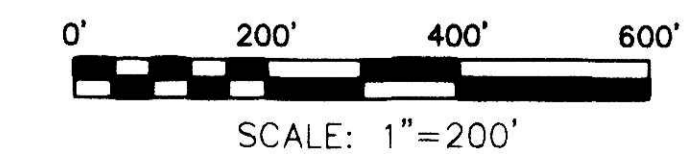
**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.  
*Donald C. Baker* FEB. 2, 2010  
Donald C. Baker P.S. 6938 DATE



DAVID A. and MARIE MILLER  
O.R. 11-413

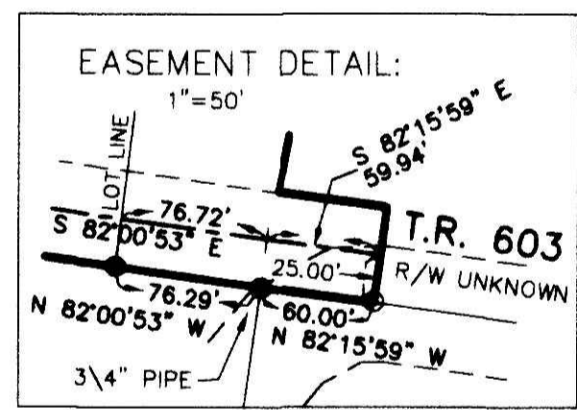
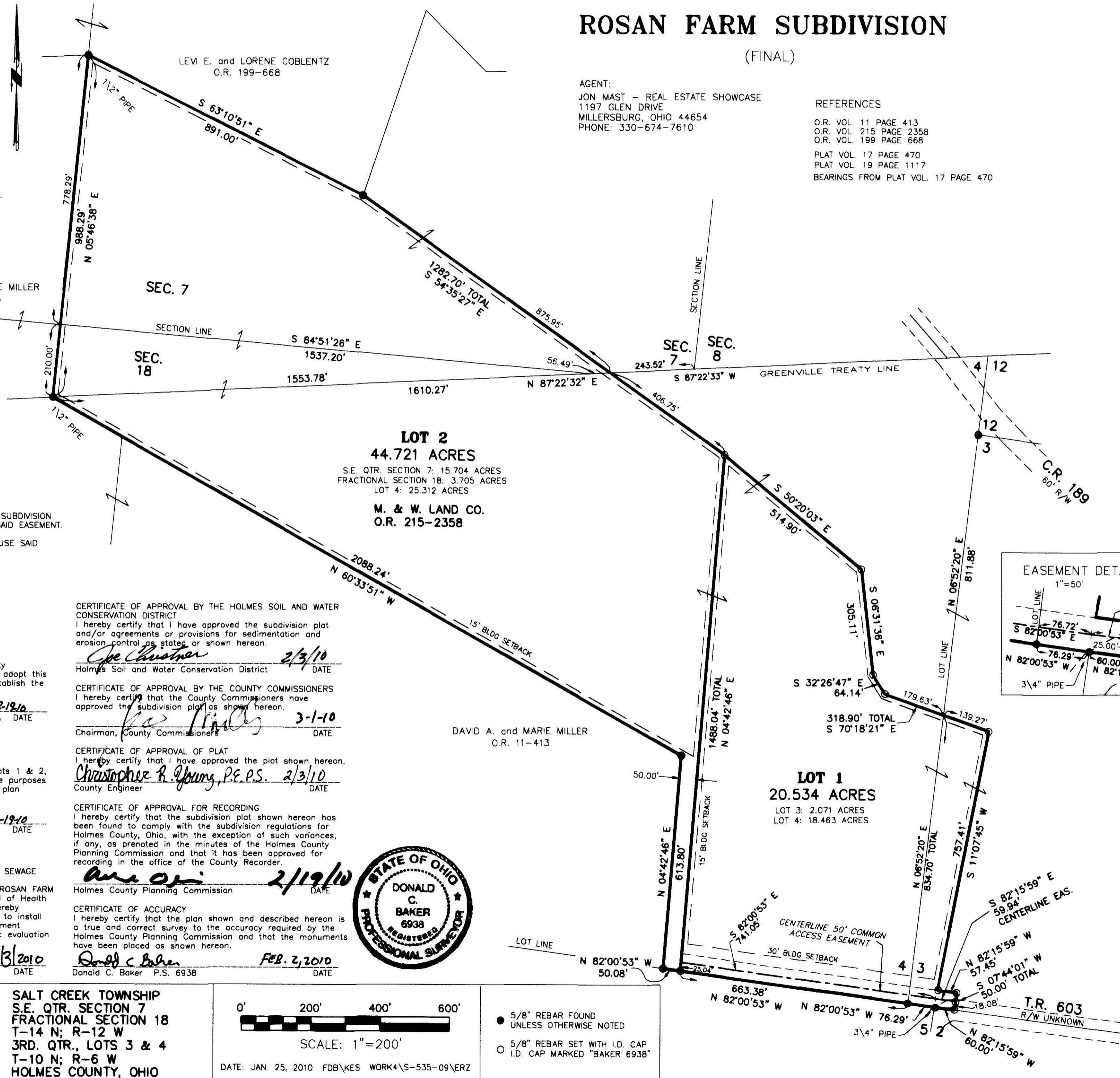
DONALD C. BAKER SURVEYING  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027

SALT CREEK TOWNSHIP  
S.E. QTR. SECTION 7  
FRACTIONAL SECTION 18  
T-14 N; R-12 W  
3RD. QTR., LOTS 3 & 4  
T-10 N; R-6 W  
HOLMES COUNTY, OHIO



DATE: JAN. 25, 2010 FDB\KES WORK4\S-535-09\ERZ

- 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 *March 24, 2010*  
AUDITOR *Jackie McLee*