

MERIT SEED SUBDIVISION REPLAT OF LOT 1 & ADDITIONAL LANDS (FINAL)

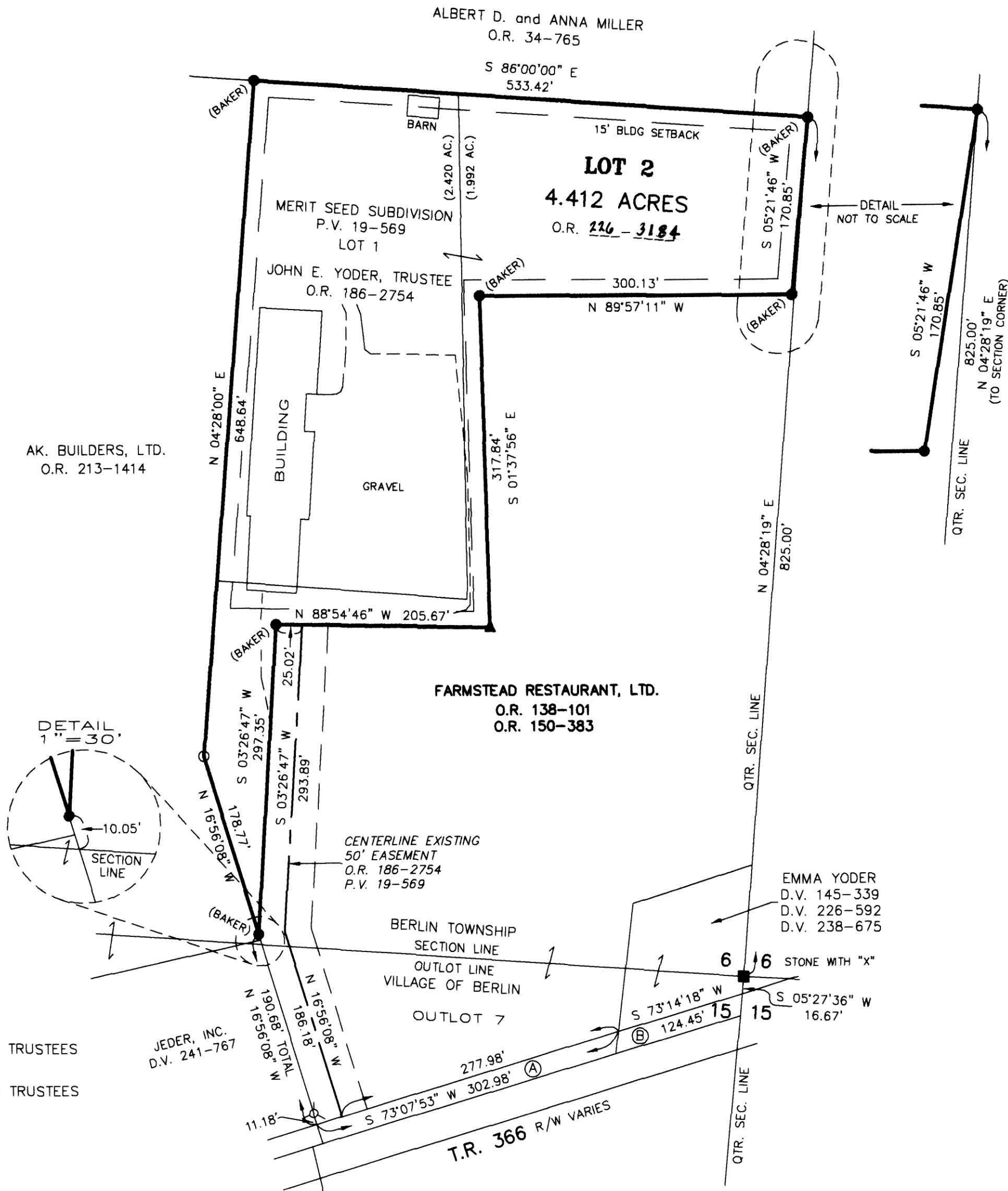
Instrument 201100072050 OR Book Page 19 1859

AGENT:
JOHN YODER
P.O. BOX 205
BERLIN, OH 44610
PHONE: 330-231-5541

201100072050
Filed for Record in
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06-28-2011 At 03:26 pm.
PLAT MED 43.20
OR Book 19 Page 1859 - 1859

REFERENCES

DEED VOL. 257 PAGE 12
O.R. VOL. 30 PAGE 701
O.R. VOL. 31 PAGE 364
O.R. VOL. 37 PAGE 594
O.R. VOL. 191 PAGE 3086
O.R. VOL. 197 PAGE 3382
O.R. VOL. 204 PAGE 1513
O.R. VOL. 209 PAGE 2106
O.R. VOL. 218 PAGE 2651
PLAT VOL. 19 PAGE 812
BEARINGS FROM PLAT VOL. 19 PAGE 812



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 restrictions.

John E. Yoder 6-15-11
JOHN E. YODER, TRUSTEE DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

John E. Yoder 6-15-11
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, REPLAT OF LOT 1 & ADDITIONAL LANDS 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 for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. 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 any construction.

W. McFadden 6-15-11
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 6-15-11
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.

W. McFadden 6-15-11
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. 615/11
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.

Eric R. Zaugg 6/15/11
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.

Eric R. Zaugg 6-14-2011
Eric R. Zaugg, P.S. 8309 DATE

201100072050
CRITCHFIELD...
& JOHNSTON AITYS
MILLERSBURG OH

THIS LOT IS FOR COMMERCIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATTING SAID LOT.

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.

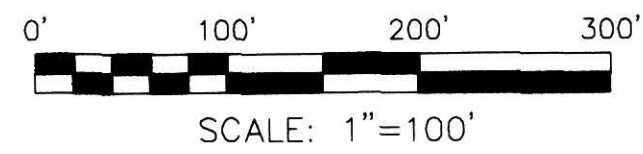
ACREAGE IN LOT 4.412 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 4.412 ACRES

- (A) BERLIN TOWNSHIP TRUSTEES
O.R. 184-2608
- (B) BERLIN TOWNSHIP TRUSTEES
O.R. 184-2611

DONALD C. BAKER SURVEYING
138 N. CLAY STREET
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



DATE: JUNE 14, 2011
ERZ\FDB WORK3-2011\S-198-11\ERZ

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



TRANSFER NOT NECESSARY

DATE June 28, 2011

AUDITOR Jackie M. Lee