

ORCHARD POINT SUBDIVISION

(FINAL)

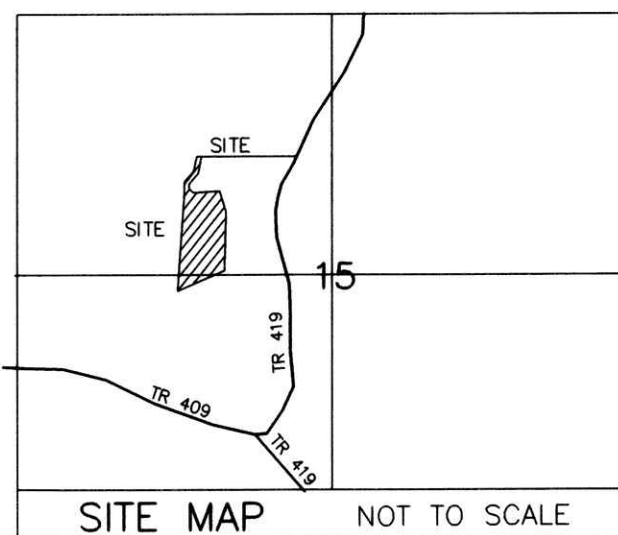
AGENT:
 ERIC DETWEILER
 418 W. MAIN ST.
 SUGARCREEK OH 44681
 PHONE: 330-204-1209

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.
Wallace W. Detweiler 4-21-14
 WALLACE W. DETWEILER, CO-TRUSTEE DATE
Drusilla S. Detweiler 4-21-14
 DRUSILLA S. DETWEILER, CO-TRUSTEE DATE

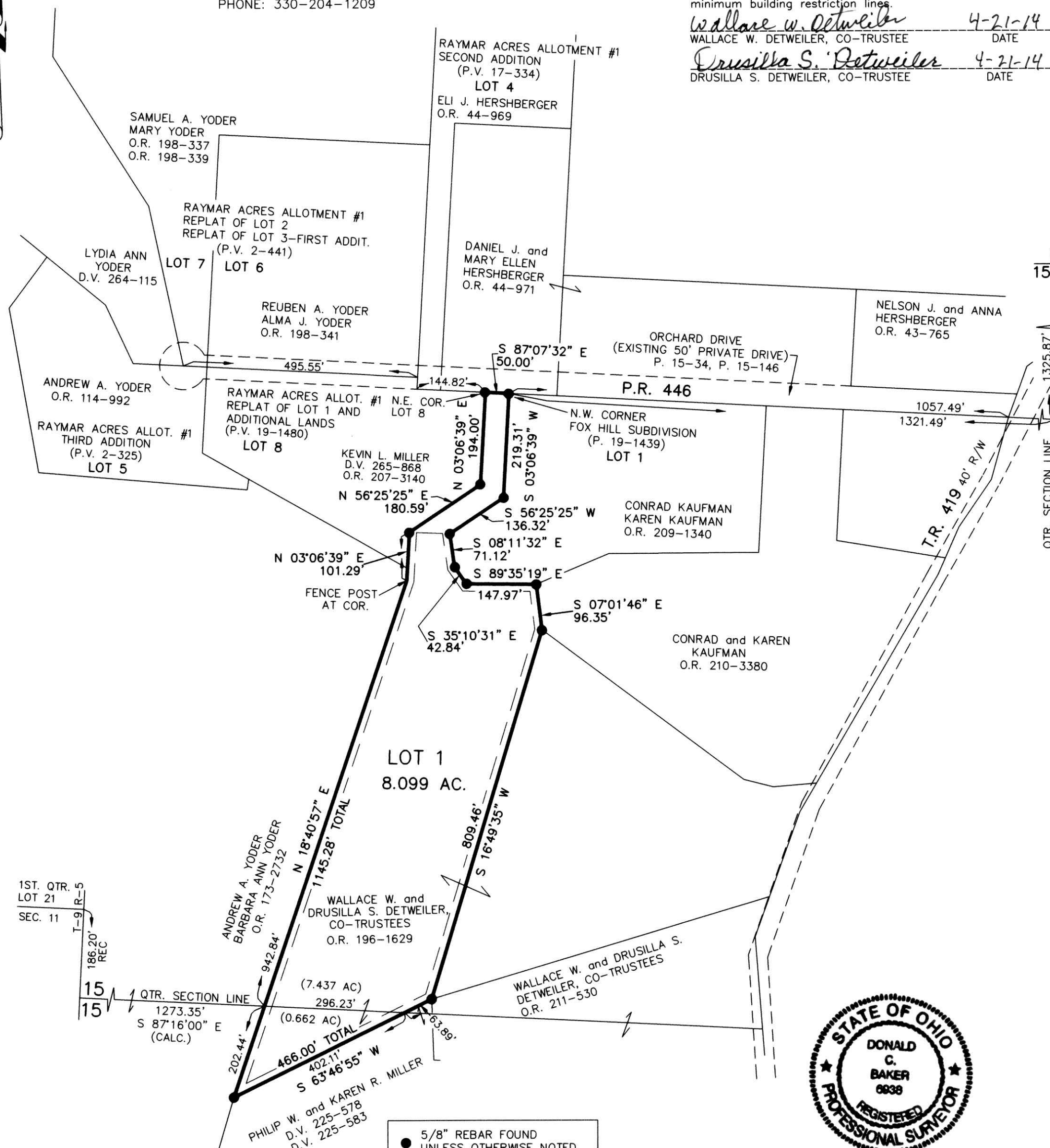
CERTIFICATE OF DEDICATION OF PRIVATE ROAD
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' Private Road (Orchard Drive) for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

<i>Samuel A. Yoder</i>	4-29-14
SAMUEL A. YODER	DATE
<i>Mary A. Yoder</i>	4-29-14
MARY YODER	DATE
<i>Reuben A. Yoder</i>	4-29-14
REUBEN A. YODER	DATE
<i>Alma J. Yoder</i>	4-29-14
ALMA J. YODER	DATE
<i>Andrew A. Yoder</i>	
ANDREW A. YODER	DATE
<i>Eli J. Hershberger</i>	4-23-14
ELI J. HERSHBERGER	DATE
<i>Daniel J. Hershberger</i>	4-24-14
DANIEL J. HERSHBERGER	DATE
<i>Mary Ellen Hershberger</i>	4-24-14
MARY ELLEN HERSHBERGER	DATE
<i>Lydia Ann Yoder</i>	5-5-14
LYDIA ANN YODER	DATE
<i>Kevin L. Miller</i>	4-29-14
KEVIN L. MILLER	DATE
<i>Conrad Kaufman</i>	4-21-14
CONRAD KAUFMAN	DATE
<i>Karen Kaufman</i>	4-21-14
KAREN KAUFMAN	DATE
<i>Wallace W. Detweiler</i>	4-21-14
WALLACE W. DETWEILER	DATE
<i>Drusilla S. Detweiler</i>	4-21-14
DRUSILLA S. DETWEILER	DATE



REFERENCES

- O.R. VOL. 196 PAGE 1629
 - PLAT VOL. 12 PAGE 83
 - PLAT VOL. 12 PAGE 878
 - PLAT VOL. 14 PAGE 337
 - PLAT VOL. 12 PAGE 831
 - PLAT VOL. 14 PAGE 192
 - PLAT VOL. 15 PAGE 34
 - PLAT VOL. 2 PAGE 441
 - PLAT VOL. 2 PAGE 325
 - PLAT VOL. 17 PAGE 334
 - PLAT VOL. 19 PAGE 1439
 - PLAT VOL. 15 PAGE 1519
 - PLAT VOL. 15 PAGE 1480
- BEARINGS FROM PLAT VOL. 19 PAGE 1439



THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING 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 8.099 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 8.099 ACRES

1ST. QTR. SEC. 11

QTR. SECTION LINE
 1273.35'
 S 87°16'00" E (CALC.)

ANDREW A. YODER
 BARBARA ANN YODER
 O.R. 173-2732
 842.84'
 N 18°40'57" E
 1145.28' TOTAL
 (7.437 AC)
 296.23'
 (0.662 AC)
 402.11'
 S 63°46'55" W
 466.00' TOTAL
 202.44'
 PHILIP W. and KAREN R. MILLER
 D.V. 225-578
 D.V. 225-583

5/8" REBAR FOUND UNLESS OTHERWISE NOTED



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 4-14-2014
 DONALD C. BAKER P.S. 6938 DATE

TRANSFER NOT NECESSARY

DATE June 5, 2014

AUDITOR Jackie McKee, P.T.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled ORCHARD POINT 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 5-9-14
 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 5-8-2014
 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.

Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.
Christopher A. V. Pang, P.E., P.S. 5/27/14
 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. Gil
 Holmes County Planning Commission DATE

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

WALNUT CREEK TOWNSHIP
 N.W. QTR. SECTION 15
 S.W. QTR. SECTION 15
 T-9 N; R-4 W
 HOLMES COUNTY, OHIO



SCALE: 1"=200'

DATE: MARCH 25, 2014 KES/CJG WORK4\S-124-14