AGENT: JR. MILLER 36 | 36 KAUFMAN REALTY P.O. BOX 422 SITE MAP NOT TO SCALE REFERENCES O.R. VOL. 217 PAGE 976 PLAT VOL. 19 PAGE 1663 PLAT VOL. 19 PAGE 1532 PLAT VOL. 19 PAGE 301 PLAT VOL. 19 PAGE 2962 PLAT VOL. 19 PAGE 1663 BEARINGS FROM DENNIS M. MAST SUSAN R. MAST O.R. 255-1324 PLAT VOL. 19 PAGE 1663 834.70 N 83°49'11" E LOT 2 5.292 AC. AREA

N 83°49'11" E 470.50

VERN SUBDIVISION

LOT 1 (P. 19-301)

LOT 1

5.500 AC.

VERNON L. SCHLABACH RACHEL D. SCHLABACH

O.R. 178-3227

15' BLDG SETBACK

OPEN LANE SUBDIVISION

(FINAL)

15' BLDG SETBACK

N 83°49'11" E

S 83°49'11" W 1414.65' TOTAL

SUGARCREEK, OHIO 44681 PHONE: 330-231-1914

> 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

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 LOTS 10.792 ACRES ACREAGE IN ROAD DEDICATION 0.000 ACRES TOTAL ACREAGE 10.792 ACRES

N 83°49'11" E 580.53' TOTAL

HOLMES COUNTY

TUSCARAWAS COUNTY

610.43 S 83'49'11" W

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 erosjon control as stated or shown hereon. Karen V. Gotter Holmes Soil and Water Conservation District DETAIL: 1"=100' CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon. ANDREW P. MILLER 30.225' KATIE L. MILLER O.R. 212-2522 30.225'

UNKNOWN . 660

0

Z

S 83'49'11" W

CERTIFICATE OF APPROVAL OF PLAT I hereful certify that have approved the plat shown hereon.

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

Holmes County Planning Commission

recording in the office of the County Recorder.

201800108807 B: 19 P: 3372 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER

01/22/2018 03:11 PM PLAT MED . 43.20 PAGES: 1

NOTE: SIGN IN PERMANENT BLACK INK

minimum building restriction lines.

on this plan of subdivision.

FIRMAN D. MAST

RUTH D. MAST

TREATMENT SYSTEMS

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

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE

I hereby certify that the subdivision plat entitled OPEN LANE

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.

We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 60' common access easement for the purpose of $\bar{\text{i}}\text{ngress},$ egress and utilities as shown

DATE

DATE

S.E. COR. FRACTIONAL SECTION 1 S 83'44'02'

TRANSFER NOT NECESSARY

MAINTENANCE AGREEMENT

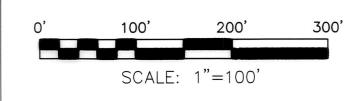
FIRMAN D. and RUTH D. MAST

O.R. 217-976

THE OWNERS OF LOTS 1 and 2 OF THE OPEN LANE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 60' COMMON ACCESS EASEMENT AND DRIVE. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 60' COMMON ACCESS EASEMENT AND DRIVE.

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

PAINT TOWNSHIP FRACTIONAL SECTION 1 T-14 N; R-11 W HOLMES COUNTY, OHIO



DATE: NOV. 21, 2017 FDB\VJD WORK4\S-577-17

INE 60' COMMON EASEMENT

00.17.07"

A R.R. SPIKE FOUND

VERNON L. SCHLABACH RACHEL D. SCHLABACH O.R. 256-959

SECTION LINE

GREENVILLE TREATY LINE

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

TATE OF ON DONALD P. A. A. G. STE. SONAL SUM

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

DEC. 15, 2017 DOD CBW DATE Donald C. Baker P.S. 6938