

# COBLENTZ DRIVE ALLOTMENT

## REPLAT NO. 2

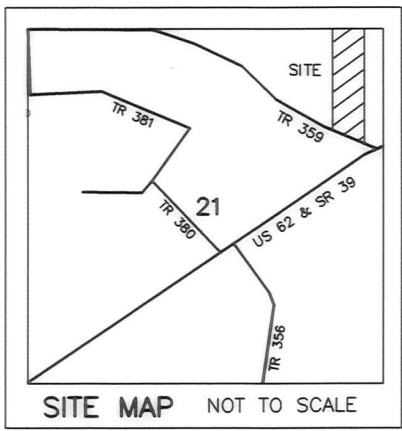
### REPLAT OF COBLENTZ DRIVE ALLOTMENT

#### REPLAT NO. 1 (P.19-3102) LOTS 6 & 7

(FINAL)

201800110995  
B: 19 P: 3480  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
06/07/2018 02:26 PM  
PLAT MED. 43.20  
PAGES: 1

ORY 264 PGS 1548, 1550, 1552, 1554

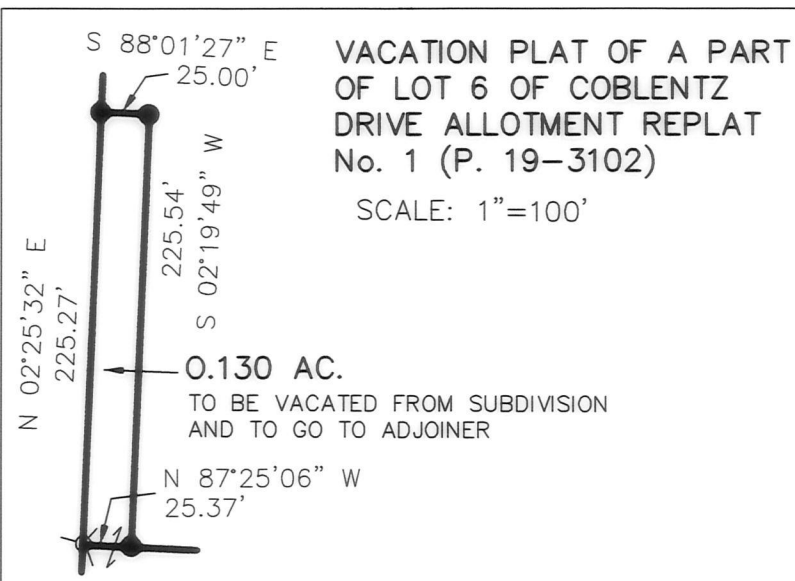


AGENT:  
EDWIN WEAVER  
5013 T.R. 359  
MILLERSBURG, OHIO 44654  
PHONE: 330-893-3086

REFERENCES  
O.R. VOL. 258 PAGE 3245 PLAT VOL. 15 PAGE 103  
O.R. VOL. 251 PAGE 7178 PLAT VOL. 2 PAGE 517 BEARINGS FROM  
O.R. VOL. 259 PAGE 3010 PLAT VOL. 19 PAGE 3102 PLAT VOL. 2 PAGE 517

#### MASTER PLAT: THE PURPOSE OF THIS SURVEY

- ACTION 1) ANNEX 0.093 ACRES FROM YODER 5, LLC TO TFS LAND, LLC
- ACTION 2) VACATE 0.130 ACRES FROM LOT 6 (AS SHOWN HEREON) OF COBLENTZ DRIVE ALLOTMENT REPLAT NO. 1 AND CONVEY IT TO YODER 5, LLC
- ACTION 3) CONSOLIDATE ALL OF TFS LAND, LLC'S PARCELS INTO A NEW 1.548 ACRE LOT 8 IN COBLENTZ DRIVE ALLOTMENT REPLAT NO. 2
- ACTION 4) REPLAT THE REMAINDER OF LOT 7 (AS SHOWN HEREON) OF COBLENTZ DRIVE ALLOTMENT REPLAT NO. 1 INTO A NEW 3.383 ACRE LOT 9 IN COBLENTZ DRIVE ALLOTMENT REPLAT NO. 2



We, the undersigned certify that we are either the owners of Lots 3, 4 & 5 in COBLENTZ DRIVE ALLOTMENT or the owners of Lots 6 & 7 in COBLENTZ DRIVE ALLOTMENT REPLAT No. 1 and hereby vacate a part (as shown hereon) of Lot 6 in COBLENTZ DRIVE ALLOTMENT REPLAT No. 1 as recorded in Plat vol. 19 page 3102.

TFS Land LLC *Edwin Weaver* 3-1-18  
TFS LAND, LLC  
Yoder 5 LLC *Nathaniel P. Yoder* 2-28-18  
YODER 5, LLC  
Leon Raber 3-1-18  
LEON R. RABER  
Theresa L. Raber *Edwin Weaver* 3-1-18  
THERESA L. RABER  
Trail Farm Supply LLC 3-1-18  
TRAIL FARM SUPPLY, LLC  
Marlene Sue Beachy 2-24-18  
MARLENE SUE BEACHY

I hereby accept the vacation of a part of Lot 6 (as shown hereon) in COBLENTZ DRIVE ALLOTMENT REPLAT No. 1 as recorded in Plat vol. 19 page 3102.  
*Arnold Oliver* 4/2/18  
Arnold Oliver  
Holmes County Planning Commission

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL 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

ACREAGE IN LOTS 4.931 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 4.931 ACRES

SEE P. 15-103 FOR MAINTENANCE AGREEMENT

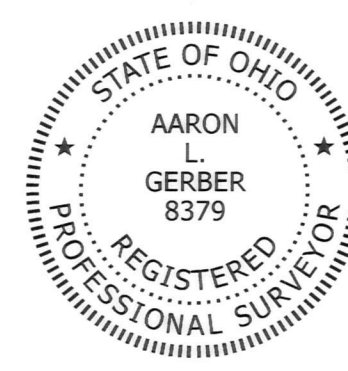
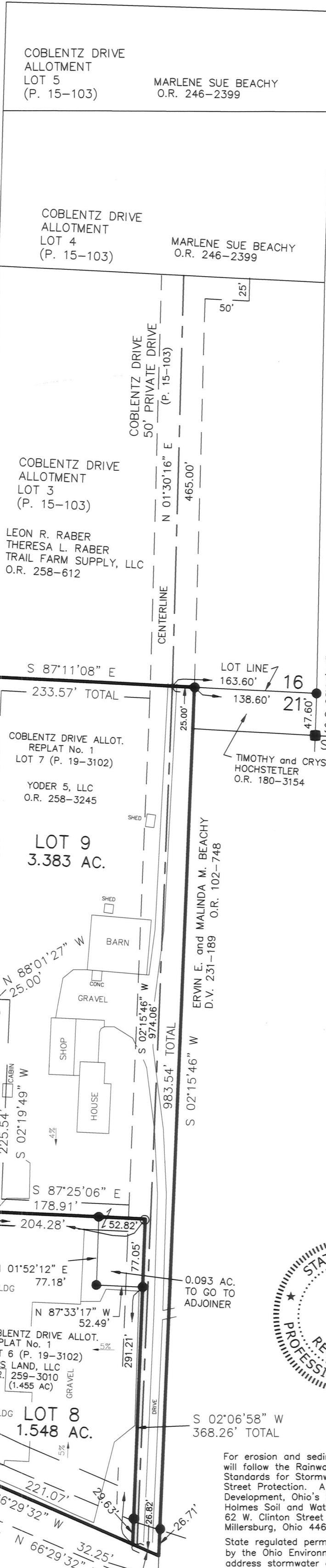
BERLIN TOWNSHIP  
1ST. QTR., LOT 21  
T-9 N; R-6 W  
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: NOVEMBER 8, 2017

WORKS\S-554-17



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.

#### TRANSFER NOT NECESSARY

DATE *June 7, 2018*  
AUDITOR *Jackie Miller, PT*

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.

*Yoder 5 LLC* 2-28-18  
YODER 5, LLC  
By: *Nathaniel P. Yoder*  
*Nathaniel P. Yoder, member* DATE  
TFS Land LLC 3-1-18  
TFS LAND, LLC  
By: *Edwin Weaver*  
*Edwin Weaver, member* DATE

#### CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 3, 4, 5, 8, & 9 their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

*Yoder 5 LLC* 2-28-18  
YODER 5, LLC  
TFS Land LLC 3-1-18  
TFS LAND, LLC  
Trail Farm Supply LLC 3-1-18  
TRAIL FARM SUPPLY, LLC  
*Leon Raber* 3-1-18  
LEON R. RABER  
*Theresa L. Raber* 3-1-18  
THERESA L. RABER  
*Marlene Beachy* 2-24-18  
MARLENE SUE BEACHY

#### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled COBLENTZ DRIVE ALLOTMENT REPLAT NO. 2 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.

*Michael Derr MBA / MS / RD* 3/26/2018  
Michael Derr MBA / MS / RD  
Health Commissioner

#### 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.

*Karen V. Gitter* 3-22-18  
Karen V. Gitter  
Holmes Soil and Water Conservation District

#### CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

*Robert J. Hull* 4-9-18  
Robert J. Hull  
Chairman, County Commissioners

#### CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

*Michael J. Perry, PE, PS* 3/22/18  
Michael J. Perry, PE, PS  
County Engineer

#### 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.

*Arnold Oliver* 4/2/18  
Arnold Oliver  
Holmes County Planning Commission

#### 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.

*A-L-G* 12-15-17  
Aaron L. Gerber, P.S. 8379

- STONE 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"

BAKER SURVEYING, LLC  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027  
EMAIL: bakersurveying@gmail.com