

CLARK TOWNSHIP SUBDIVISION No. 1

(FINAL)

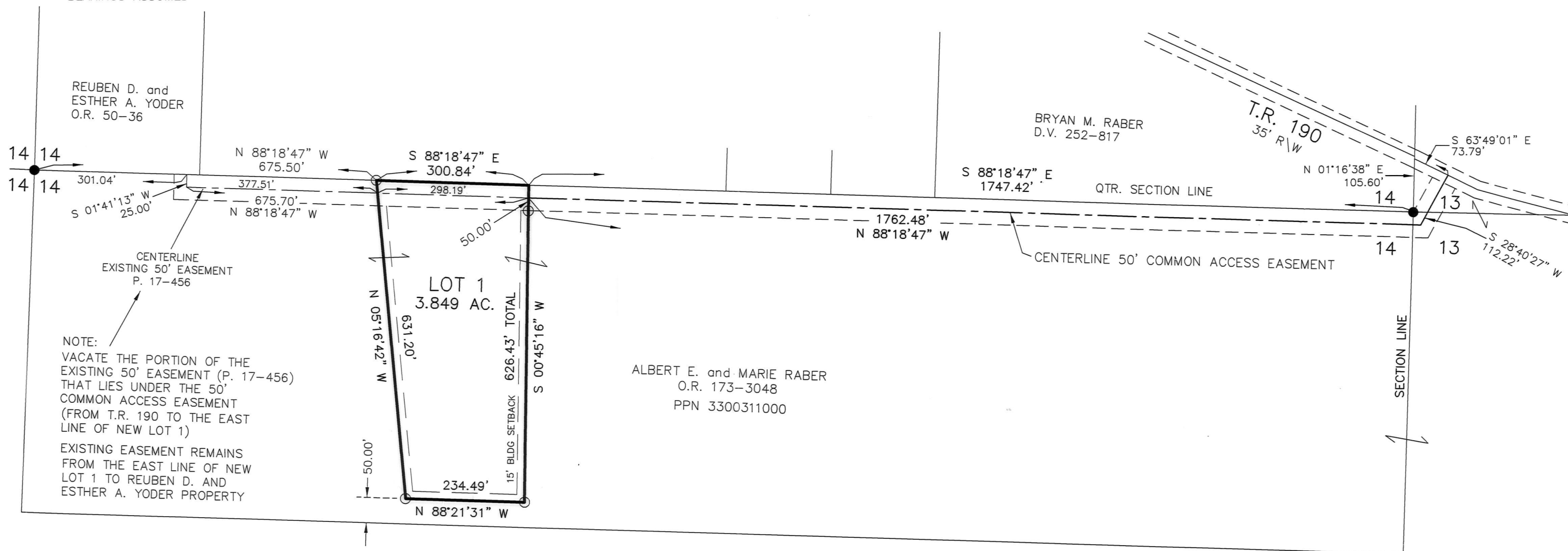
AGENT:
 JAMES A. RABER
 2650 T.R. 190
 BALTIMORE, OHIO 43804
 PHONE: 330-231-6548

MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) VACATE EASEMENT FROM P. 17-456 & O.R. 50 PG. 38. (SEE NOTE BELOW)
- ACTION 2) DEED FOR NEW COMMON ACCESS EASEMENT TO REUBEN D. YODER AND ESTHER A. YODER.
- ACTION 3) DEED FOR NEW LOT 1.

REFERENCES

DEED VOL. 252 PAGE 817
 O.R. VOL. 173 PAGE 3048
 O.R. VOL. 50 PAGE 36
 PLAT VOL. 10 PAGE 915
 PLAT VOL. 17 PAGE 456
 PLAT VOL. 19 PAGE 518
 PLAT VOL. 19 PAGE 130
 BEARINGS ASSUMED



NOTE:
 VACATE THE PORTION OF THE EXISTING 50' EASEMENT (P. 17-456) THAT LIES UNDER THE 50' COMMON ACCESS EASEMENT (FROM T.R. 190 TO THE EAST LINE OF NEW LOT 1)
 EXISTING EASEMENT REMAINS FROM THE EAST LINE OF NEW LOT 1 TO REUBEN D. AND ESTHER A. YODER PROPERTY

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 1 OF THE CLARK TOWNSHIP SUBDIVISION NO. 1 AND REUBEN D. AND ESTHER A. YODER, THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

ACREAGE IN LOT	3.849 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	3.849 ACRES

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING 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.

201900005424
 B: 19 P: 3932
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 11/21/2019 11:41 AM
 PLAT MED. 43.20
 PAGES: 1

DRY 270 Pgs 507
 510
 514

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.

Albert Raber
 ALBERT E. RABER _____ DATE
Marie Raber
 MARIE RABER _____ DATE

CERTIFICATE OF COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1, and REUBEN D. and ESTHER A. YODER, their heirs and assigns, the shown 50' common access easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

Albert Raber
 ALBERT E. RABER _____ DATE
Marie Raber
 MARIE RABER _____ DATE
Reuben D. Yoder
 REUBEN D. YODER _____ DATE
Esther A. Yoder
 ESTHER A. YODER _____ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled CLARK TOWNSHIP SUBDIVISION No. 1 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.

M. E. H.
 Health Commissioner _____ 10-7-19 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.

J. P. Christian
 Holmes Soil and Water Conservation District _____ 9-5-19 DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

Raymond Egan
 Chairman, County Commissioners _____ 10/21/19 DATE

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

Donald C. Baker
 County Engineer _____ 9/3/19 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.

Robert O. O'Leary
 Holmes County Planning Commission _____ 10/10/19 DATE

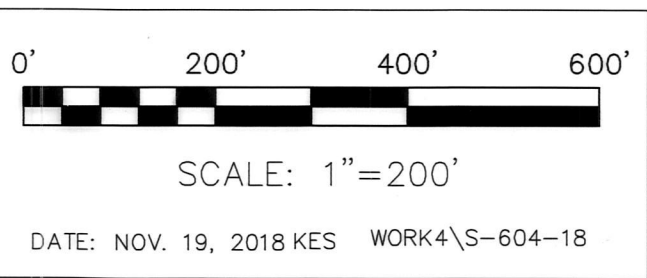
CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker
 Donald C. Baker P.S. 6938 _____ 6-27-2019 DATE

TRANSFER NOT NECESSARY
 DATE November 21, 2019
 AUDITOR Jackie McNeal

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

CLARK TOWNSHIP
 N.W. & S.W. QTRS. SECTION 13
 S.E. QTR. SECTION 14
 T-8 N; R-5 W
 HOLMES COUNTY, OHIO



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

