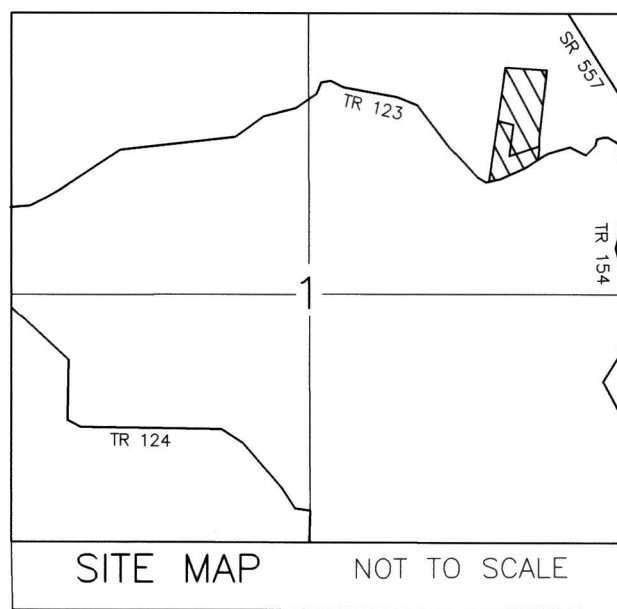


# MECHANIC TOWNSHIP SUBDIVISION NO. 3

(FINAL)



AGENT:  
PAUL SHETLER  
4876 S.R. 557  
MILLERSBURG, OHIO 44654  
PHONE: 330-893-3033

20200006443  
B: 19 P: 3989  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
01/24/2020 12:32 PM  
PLAT MED . 43.20  
PAGES: 1

### REFERENCES

O.R. VOL. 255 PAGE 1278  
O.R. VOL. 37 PAGE 211  
O.R. VOL. 123 PAGE 266  
PLAT VOL. 19 PAGE 1226  
PLAT VOL. 5 PAGE 64  
BEARINGS FROM PLAT VOL. 19 PAGE 1226

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

### MAINTENANCE AGREEMENT

THE OWNERS OF THE HEREON SHOWN LOTS 1 & 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

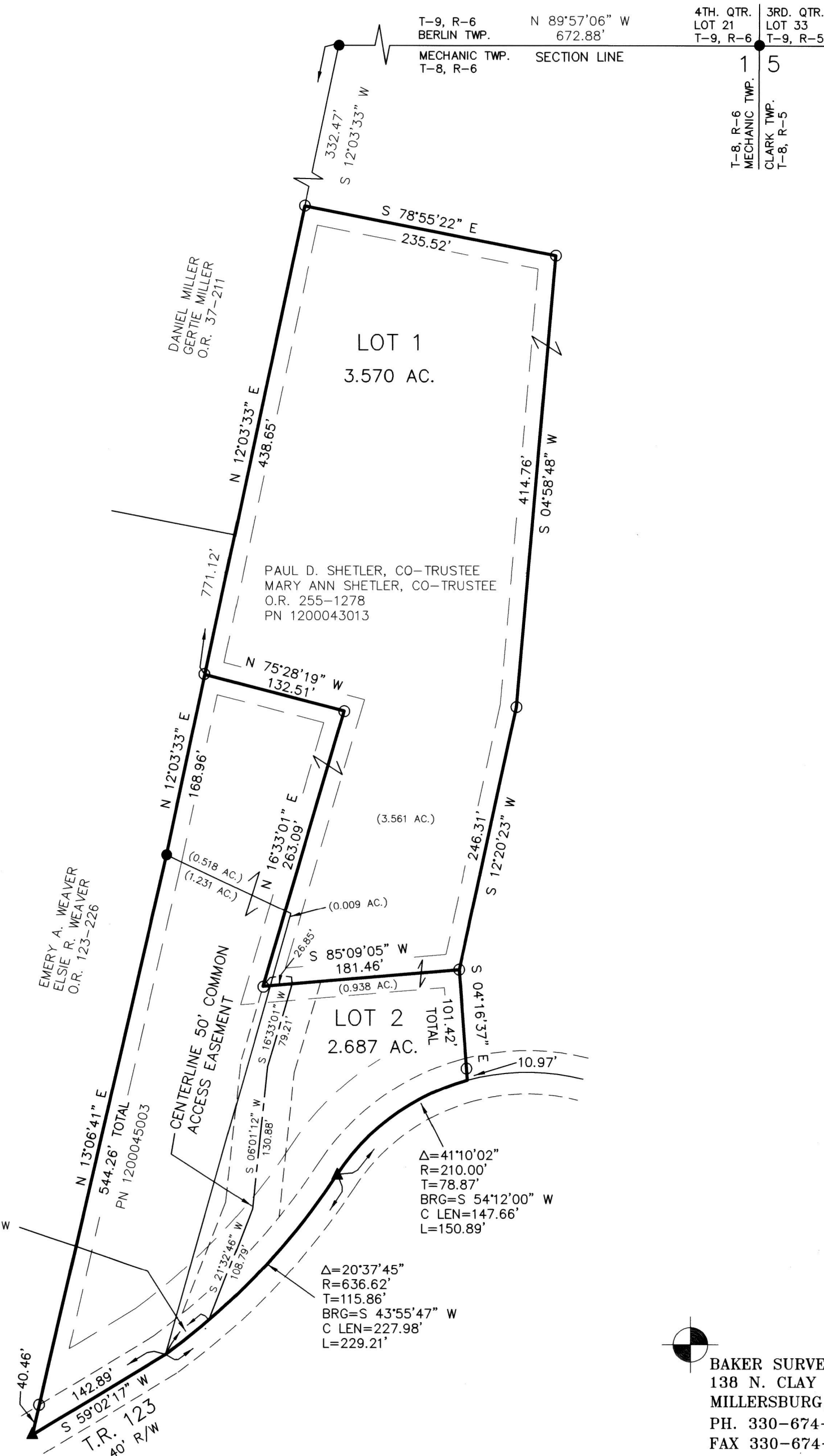
THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY. NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES 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 LOTS 6.257 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 6.257 ACRES



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.  
Paul D. Shetler 1-14-20  
PAUL D. SHETLER, CO-TRUSTEE DATE  
Mary Ann Shetler 1-14-20  
MARY ANN SHETLER, CO-TRUSTEE DATE

CERTIFICATE OF DEDICATION OF 50' COMMON ACCESS EASEMENT  
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' common access easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.  
Paul D. Shetler 1-14-20  
PAUL D. SHETLER, CO-TRUSTEE DATE  
Mary Ann Shetler 1-14-20  
MARY ANN SHETLER, CO-TRUSTEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled MECHANIC TOWNSHIP SUBDIVISION NO. 3 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.  
Michelle Wood 1-7-2020  
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.  
Michelle Wood 12/4/19  
Holmes Soil and Water Conservation District DATE

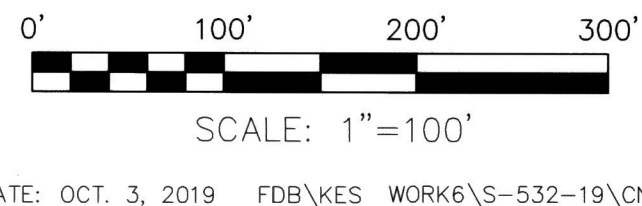
CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.  
Christopher Young PE, PS. 12/4/19  
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
Christopher Young PE, PS. 12/4/19  
County Engineer DATE

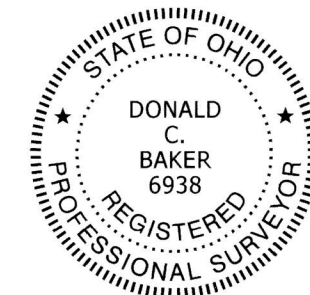
CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.  
Donald C. Baker 1/14/20  
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.  
Donald C. Baker NOV. 25, 2019  
Donald C. Baker P.S. 6938 DATE

MECHANIC TOWNSHIP  
N.E. QTR. SECTION 1  
T-8 N; R-6 W  
HOLMES COUNTY, OHIO



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



TRANSFER NOT NECESSARY  
DATE January 24, 2020  
AUDITOR Jackie McKee