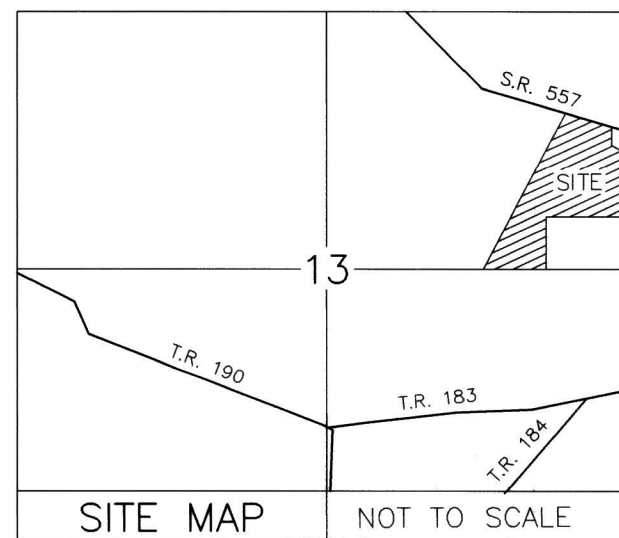


ORB 274 P 6428  
ORB 274 P 6430  
ORB 274 P 6423  
ORB 274 P 6432

ORB 274 PG 6594  
6599  
6601  
6603

# PaNa View Subdivision

(FINAL)



AGENT:  
JON MAST  
RES AUCTION SERVICES  
1197 GLEN DRIVE  
MILLERSBURG, OHIO 44654  
PHONE: 330-763-3883

REFERENCES  
DEED VOL. 243 PAGE 510  
O.R. VOL. 169 PAGE 2671  
O.R. VOL. 25 PAGE 306  
O.R. VOL. 169 PAGE 2673  
PLAT VOL. 16 PAGE 991  
PLAT VOL. 18 PAGE 882  
PLAT VOL. 19 PAGE 3020  
BASIS OF BEARINGS ASSUMED

0' 100' 200' 300'  
SCALE: 1"=100'

DATE: SEPT. 3, 2020 FDB\TAB WORK6\S-422-20

- STONE FOUND
- ▲ 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"

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

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

ACREAGE IN LOTS 17.370 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 17.370 ACRES

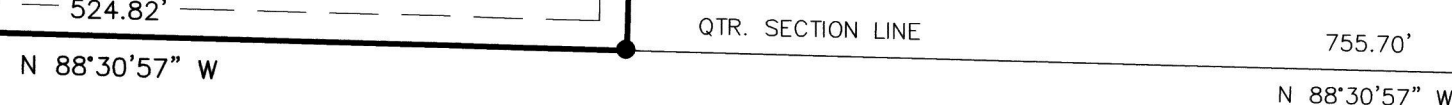
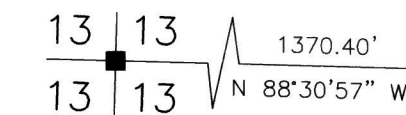
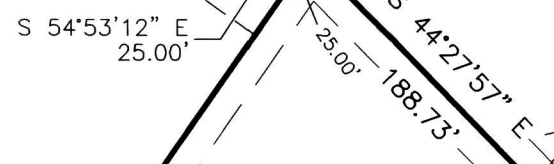
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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.

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.

### MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 50 FOOT EASEMENT FROM LEON RAY MAST AND LOIS MAST TO CHARM COUNTRYVIEW INN, INC.
- ACTION 2) CONVEY NEW LOT 1 WITH 50 FOOT EASEMENT
- ACTION 3) CONVEY NEW LOT 2
- ACTION 4) CONVEY NEW LOT 3 WITH 50 FOOT EASEMENT



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 M. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 2, 2020.  
PAUL M. MILLER, OWNER  
CHARM COUNTRYVIEW INN, INC. DATE

CERTIFICATE OF DEDICATION OF EASEMENTS  
We, the undersigned, grant unto hereon shown Lots 1, 2 & 3 their heirs and assigns, the 50' easements for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

PAUL M. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 2, 2020.

PAUL M. MILLER, OWNER  
CHARM COUNTRYVIEW INN, INC. DATE

LEON RAY MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 2, 2020.

LEON RAY MAST DATE

LOIS MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 2, 2020.

LOIS MAST DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled PaNa View 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 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 E. Herr* 11/12/2020  
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.

*[Signature]* 11/12/2020  
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.

*[Signature]* DATE  
Chairman, County Commissioners DATE

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

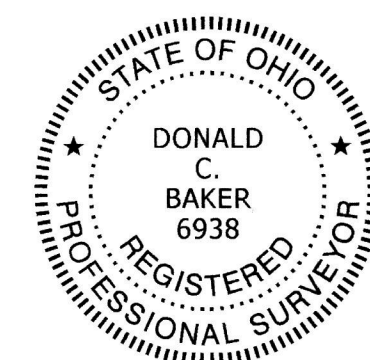
*[Signature]* 11/12/2020  
County Engineer DATE

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.

*Arnold Oliver* 11/12/2020  
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* OCT. 27, 2020  
Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY  
DATE 12/01/2020  
AUDITOR *[Signature]*