

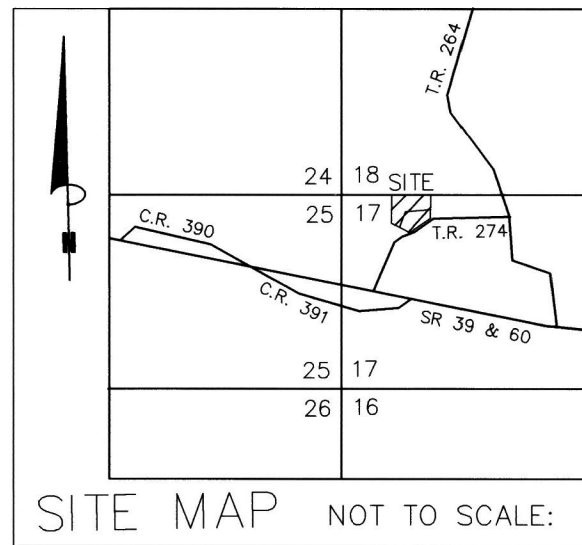
WESTWOOD SUBDIVISION REPLAT No. 1

REPLAT OF WESTWOOD SUBDIVISION (P. 2-355) LOTS 3 & 4 (FINAL)

202100014318
B: 19 P: 4341
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
03/24/2021 11:49 AM
PLAT MED . 43.20
PAGES: 1

TRANSFER NOT NECESSARY
DATE March 24, 2021
AUDITOR Jackie McKee-PT

ORV 276 PG 2566
ORV 276 PG 2570
ORV 276 PG 2572



AGENT:
DUSTIN KESSINGER
10739 T.R. 274
MILLERSBURG, OHIO 44654
PHONE: 330-231-1649

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.

ROY A. SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2021.

ROY A. SCHLABACH, MANAGING MEMBER DATE
SCHLABACH BUILDERS

DUSTIN M. KESSINGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2021.

DUSTIN M. KESSINGER DATE

CASIE L. KESSINGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 18, 2021.

CASIE L. KESSINGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled WESTWOOD SUBDIVISION REPLAT 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.

Michael E. Herr 2/19/2021
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] 2/19/2021
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.

Robert J. Andrews 3-1-21
Chairman, County Commissioners DATE

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

[Signature] 2/19/2021
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 2/19/2021
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 JANUARY 27, 2021
Donald C. Baker P.S. 6938 DATE

REFERENCES

- O.R. VOL. 145 PAGE 61
- O.R. VOL. 198 PAGE 569
- O.R. VOL. 236 PAGE 1756
- O.R. VOL. 244 PAGE 2452
- PLAT VOL. 2 PAGE 355
- BASIS OF BEARINGS FROM PLAT VOL. 2 PAGE 355

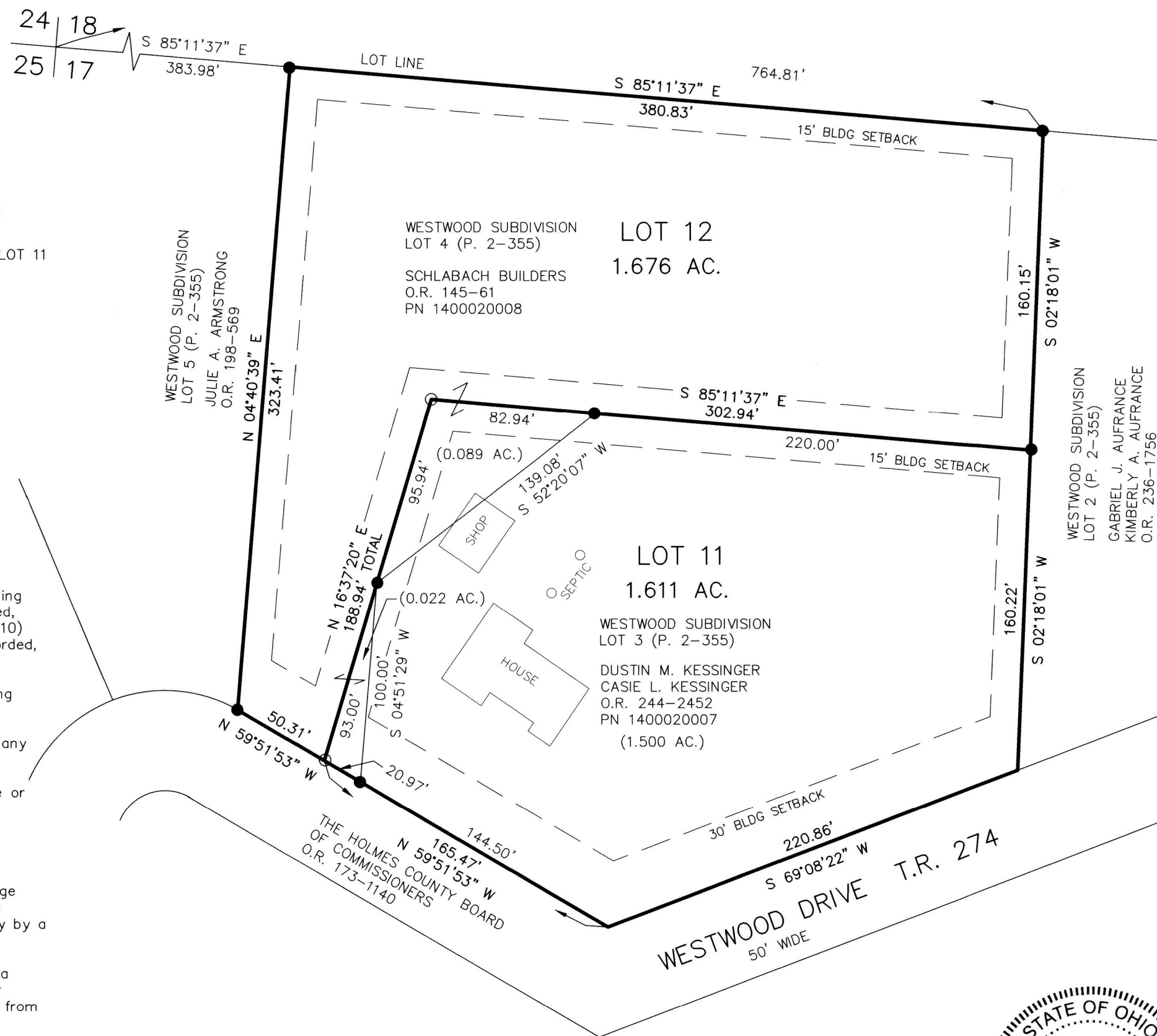
MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 0.089 ACRES AND 0.022 ACRES FROM SCHLABACH BUILDERS TO DUSTIN M. KESSINGER AND CASIE L. KESSINGER
- ACTION 2) TRANSFER AND RECORD PLAT TO CREATE NEW LOT 11 AND NEW LOT 12
- ACTION 3) CONVEY LOT 11
- ACTION 4) CONVEY LOT 12

Covenants and Restrictions

1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. Enforcement shall be by proceedings at law in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
3. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and affect.
4. No building or any part thereof shall be erected or maintained within 30 feet of any street line or within 15 feet to any side line of any lot, or within 15 feet to any rear line.
5. All lots shall be used exclusively for purposes of private residence and for no other purpose whatsoever.
6. Except for a one story storage building no larger than 160 square feet, or an unattached garage larger than 576 square feet, there shall not be erected or maintained on any lot any residence building or structure other than one private dwelling house designed and intended for occupancy by a single family.
7. No modular home, mobile home, house trailer, temporary building, or any structure other than a house, garage or storage building erected in accordance with these covenants shall be used for temporary or permanent dwelling purposes on any lot. No dwelling of any kind shall be moved from another location onto any lot.
8. No inoperable motor vehicle, house trailer, motor home, boat or other recreational vehicle may be kept on any lot outside the garage, except temporarily for infrequent periods not exceeding 96 hours each.
9. No lot shall be subdivided into lots or portion of lots smaller than the original lots set forth in the recorded plat, except that any three lots may be divided to make two lots. All other covenants as set forth herein shall remain fully effective.
10. All telephone and TV cable wiring shall be underground, and no overhead wires or poles supporting the same shall be erected or maintained on any lot.
11. No animal other than common household pets or rabbits, not more than two, shall be kept or harbored on any of said premises. No noxious or offensive activity shall be carried on, on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance in the neighborhood.
12. No building or structure or any additions thereto shall be erected, reconstructed, placed or suffered to remain upon said premises unless or until the plot plans showing the proposed locations of said buildings and structures upon said premises together with plans, specifications and details of said buildings and structures shall have been approved in writing by the Grantor, Schlabach Builders, Ltd., or its agents, or its assignee developer.
13. The exterior of all structures and the fine grading and landscaping of each site shall be complete within 9 months from the date ground is broken.
14. Unless a particular utility is specified, utility easements shown on the plat(s) of The Westwood Subdivision are reserved for the benefit of all lot owners and all public or governmental entities to lay, erect, maintain, repair and replace any type of gas, water, electric, telephone or other communications systems, storm sewer, sanitary sewer, or other utility for the benefit of any lot within the subdivision.



ACREAGE IN LOTS 3.287 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.287 ACRES

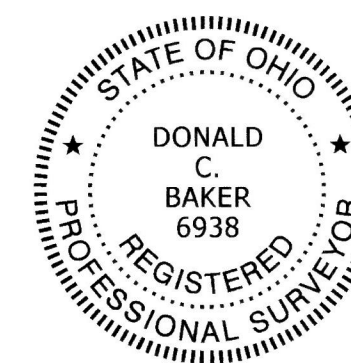
THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

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

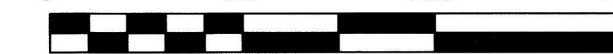
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.



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

MONROE TOWNSHIP
1ST QTR, LOT 17
T-9 N; R-8 W
HOLMES COUNTY, OHIO

0' 60' 120' 180'



SCALE: 1"=60'

DATE: DEC. 22, 2020 TAB\GRB WORK6\S-682-20\CNK

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