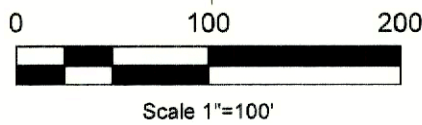


Salt Creek Township  
 3rd. Qtr. Lot 16  
 T-10 N; R-5 W  
 Holmes County, Ohio

Agent: Ivan Yoder  
 4285 Township Road 628  
 Millersburg, OH 44654

REFERENCES:  
 Deeds as shown

Plat Vol. 6 Page 161  
 Plat Vol. 19 Page 2058  
 Plat Vol. 19 Page 2711  
 Plat Vol. 19 Page 1794

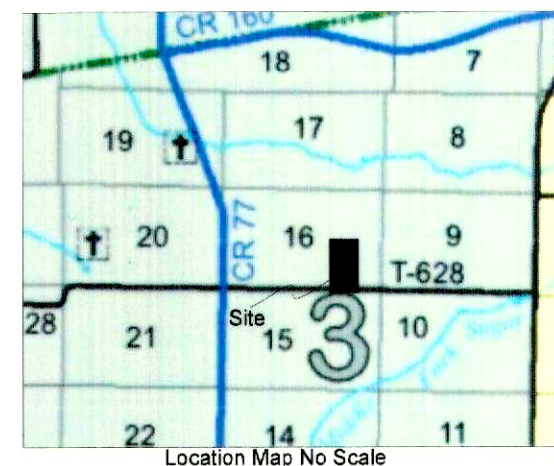


# Salt Creek Township Subdivision No. 2

(Revised Final)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C1	130.19'	60.00'	124°19'32"	S 62°59'47" W	106.11'	113.62'	95°29'36"
C2	59.88'	40.00'	85°46'30"	N 46°16'43" W	54.44'	37.15'	143°14'22"
C3	77.70'	60.00'	74°11'58"	N 88°03'37" E	72.38'	45.38'	95°29'35"
C4	52.48'	60.00'	50°07'15"	N 25°53'45" E	50.82'	28.05'	95°30'03"

LINE	BEARING	DISTANCE
L1	N 54°50'24" W	30.38'
L2	S 00°50'02" W	10.00'
L3	S 54°50'24" E	15.84'



ORV 276 PG 3954  
 ORV 276 PG 3956  
 ORV 276 PG 3959

Area in Lots 2.265 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Allotment 2.265 Acres

**NOTES:**

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.
- (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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
- (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) Lots 1 and 2 are used for residential purposes
- (6) No further splits will be permitted without replatting said lot.

**Maintenance Agreement**

The owners of Lots 1 and 2 within this subdivision and all adjacent parcels and parties entitled to use the 50 foot Private Road 8000 shall be responsible for the Maintenance of the said Private Road. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Private Road and choose to do so.

NOTE: SIGN IN PERMANENT BLACK INK.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby 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 setback restriction lines.

Ivan J. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Ivan J. Yoder DATE  
 Clara Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Clara Yoder DATE

**CERTIFICATE OF DEDICATION OF Private Road 8000.**

We, the Undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50 foot private road for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

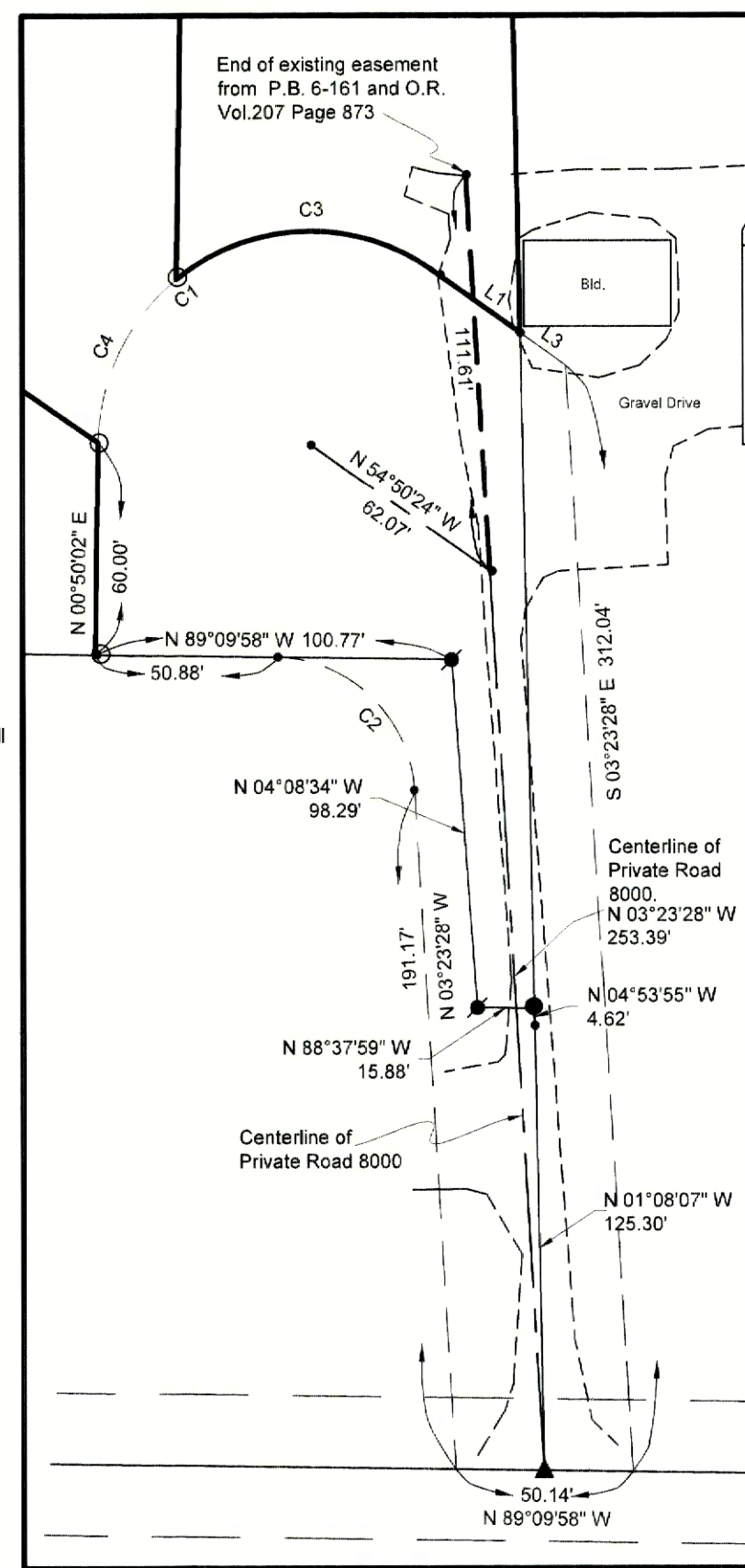
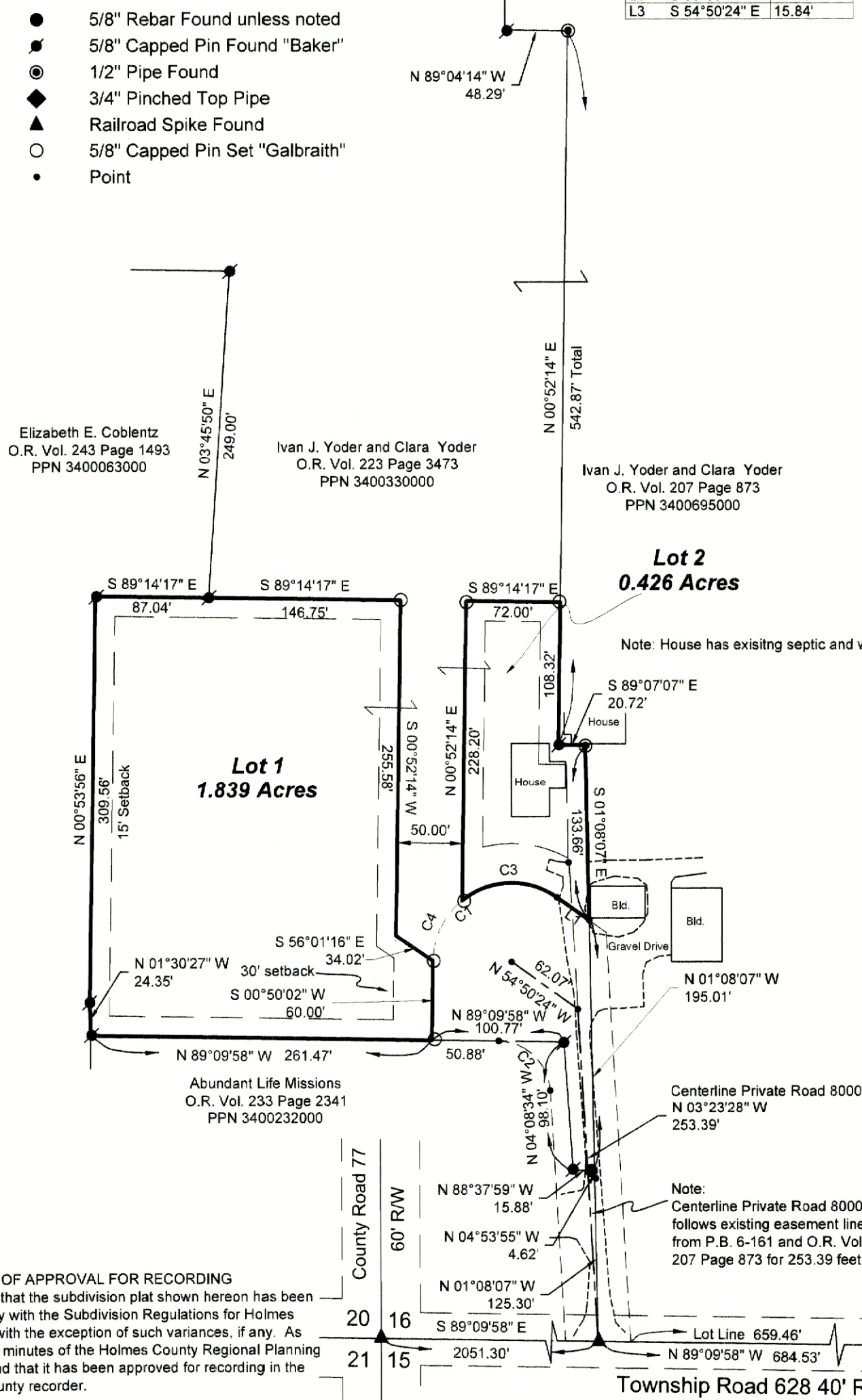
Ivan J. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Ivan J. Yoder DATE  
 Clara Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Clara Yoder DATE

Elizabeth Carter of Abundant Life Missions, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Elizabeth Carter DATE

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

I hereby certify that the subdivision plat entitled Salt Creek Township Subdivision 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 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. Horvath, 2/12/2021  
 COUNTY HEALTH COMMISSIONER 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 presented in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Arnold Oliver, 2/12/2021  
 HOLMES COUNTY PLANNING COMMISSION DATE

**ACKNOWLEDGEMENT OF ENCROACHMENT**  
 We hereby consent to the acknowledgment of the existence of certain encroaching structures as depicted hereon and we hereby consent to the maintenance of said structures in their current location.

Ivan J. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Ivan J. Yoder  
 Clara Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Clara Yoder

**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.

Robert J. Auld, 2/12/2021  
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

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

Robert J. Auld, 2-2021  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

**CERTIFICATE OF APPROVAL OF PLAT BY THE COUNTY ENGINEER**  
 I hereby certify that I have approved the plat shown hereon.

Michael E. Horvath, P.E., P.S., 2/12/2021  
 HOLMES COUNTY ENGINEER DATE

**CERTIFICATE OF ACCURACY**  
 I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith, P.S. 8703  
 Date: January 28, 2019 Revised Jan. 29, 2021  
 Job ID: 1820  
 Pioneer Surveying & Services, LLC.  
 5434 Township Road 377  
 Millersburg, Ohio 44654  
 Phone: 330-276-0220  
 Email: caleb@pioneersurveyingandservices.com



**CERTIFICATE OF SEWER REPLACEMENT EASEMENT**

We hereby acknowledge that the House located on Lot 2 shares a septic system with the farmhouse located on the adjacent parcel and hereby grant a sewer/septic easement for said Lot 2 for the construction of a replacement septic system or to continue shared use of the a new septic system for said farmhouse if and when the existing septic should fail and a new system is required.

Ivan J. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Ivan J. Yoder  
 Clara Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 31, 2020  
 Clara Yoder

**MASTER PLAT The purpose of this survey.**

- Action 1) Vacate the existing easement from P.B. 6-161 and O.R. Vol. 207 Page 873 serving the 13.066 acres of Ivan J. and Clara Yoder, the 17.543 acres of Ivan J. Yoder and Clara Yoder in O.R. Vol. 223 Page 3473, and the 1.959 acres of Abundant Life Missions conveyed in O.R. Vol. 233 Page 2341.
- Action 2) Establish 50' Private Road 8000 as shown hereon as access for all parties using it.
- Action 3) Convey Lot 1 of Salt Creek Township Subdivision No. 2 containing 1.839 acres from Ivan J. Yoder and Clara Yoder.
- Action 4) Convey Lot 2 of Salt Creek Township Subdivision No. 2 containing 0.426 acres from Ivan J. Yoder and Clara Yoder.

TRANSFER NOT NECESSARY  
 DATE April 8, 2021  
 AUDITOR Jackie McKee