

OAKLEN COVE SUBDIVISION

(FINAL)

202100015479

B: 19 P: 4400

FILED FOR RECORD IN

HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

05/24/2021 12:19 PM

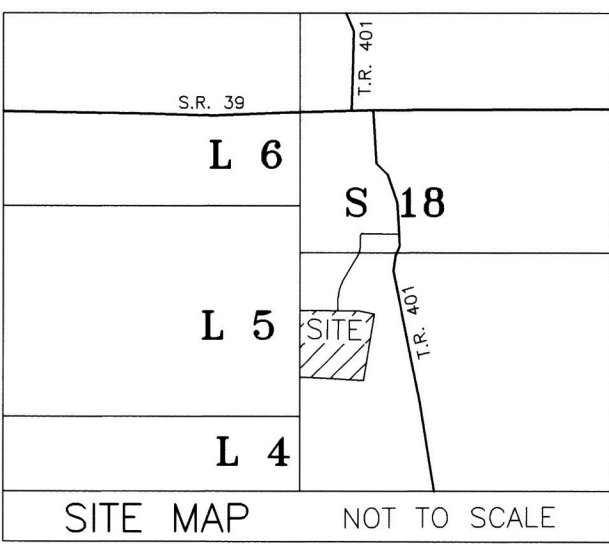
PLAT MED . 43.20

PAGES: 1

ORV 277 PG 1171

ORV 277 PG 1174

ORV 277 PG 1179



AGENT:
TEKTON ENGINEERING
4805 E. MAIN ST.
BERLIN, OH 44610
PHONE: 330-893-0230

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- VACATE EXISTING 20 FOOT EASEMENT RECORDED IN P. 12-633
- TRANSFER 3.004 ACRES TO ADJOINER
- RECORD OAKLEN COVE SUBDIVISION PLAT
- TRANSFER OAKLEN COVE SUBDIVISION LOTS 1, 2, 3 & 4

TRANSFER NOT NECESSARY

DATE May 24, 2021

AUDITOR Jackie McKee-PT

REFERENCES

- O.R. VOL. 50 PAGE 453
- O.R. VOL. 50 PAGE 457
- O.R. VOL. 161 PAGE 369
- O.R. VOL. 182 PAGE 1529
- O.R. VOL. 214 PAGE 3122
- O.R. VOL. 23 PAGE 472
- O.R. VOL. 262 PAGE 6589
- O.R. VOL. 212 PAGE 3124
- PLAT VOL. 5 PAGE 30
- PLAT VOL. 7 PAGE 472
- PLAT VOL. 10 PAGE 442
- PLAT VOL. 12 PAGE 281
- PLAT VOL. 12 PAGE 633
- PLAT VOL. 18 PAGE 434
- PLAT VOL. 19 PAGE 421
- PLAT VOL. 19 PAGE 2382
- PLAT VOL. 19 PAGE 3382

BASIS OF BEARINGS FROM OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC	TANGENT
C1	29°58'41"	275.00'	N 17°15'40" E	142.25'	143.88'	73.63'
C2	29°58'41"	250.00'	N 17°15'40" E	129.32'	130.80'	66.94'
C3	90°00'00"	15.00'	N 47°16'19" E	21.21'	23.56'	15.00'
C4	22°37'23"	250.00'	N 13°35'00" E	98.07'	98.71'	50.01'
C5	07°21'18"	250.00'	N 28°34'21" E	32.07'	32.09'	16.07'
C6	90°00'00"	40.00'	S 47°16'19" W	56.57'	62.83'	40.00'
C7	29°58'41"	225.00'	S 17°15'40" W	116.39'	117.72'	60.24'
C8	29°58'41"	300.00'	S 17°15'40" W	155.18'	156.96'	80.32'
C9	25°25'53"	225.00'	S 14°59'16" W	99.05'	99.87'	50.77'
C10	04°32'47"	225.00'	S 29°58'36" W	17.85'	17.85'	8.93'

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 8.096 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 8.096 ACRES

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1, 2, 3 & 4 OF THE OAKLEN COVE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (NUMBER 6002). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

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. Private roads are subject to approval by the planning commission. Private roads shall meet county addressing standards for E-911. All existing address numbers along a private road shall be changed to conform with these standards. Private roads that exceed a total of 5 lots shall be built to the equivalent Holmes County public road standards, including asphalt pavement. Private roads are subject to bonding and inspection by the planning commission.

PAUL R. BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 19, 2021.

PAUL R. BEACHY, CO-TRUSTEE DATE

ERMA A. BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 19, 2021.

ERMA A. BEACHY, CO-TRUSTEE DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 1, 2, 3 & 4, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

PAUL R. BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 19, 2021.

PAUL R. BEACHY, CO-TRUSTEE DATE

ERMA A. BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 19, 2021.

ERMA A. BEACHY, CO-TRUSTEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled OAKLEN COVE 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Horvath 4/22/2021
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] 4/22/2021
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 Z. Hunt 5/13/21
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

[Signature] 4/22/2021
County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

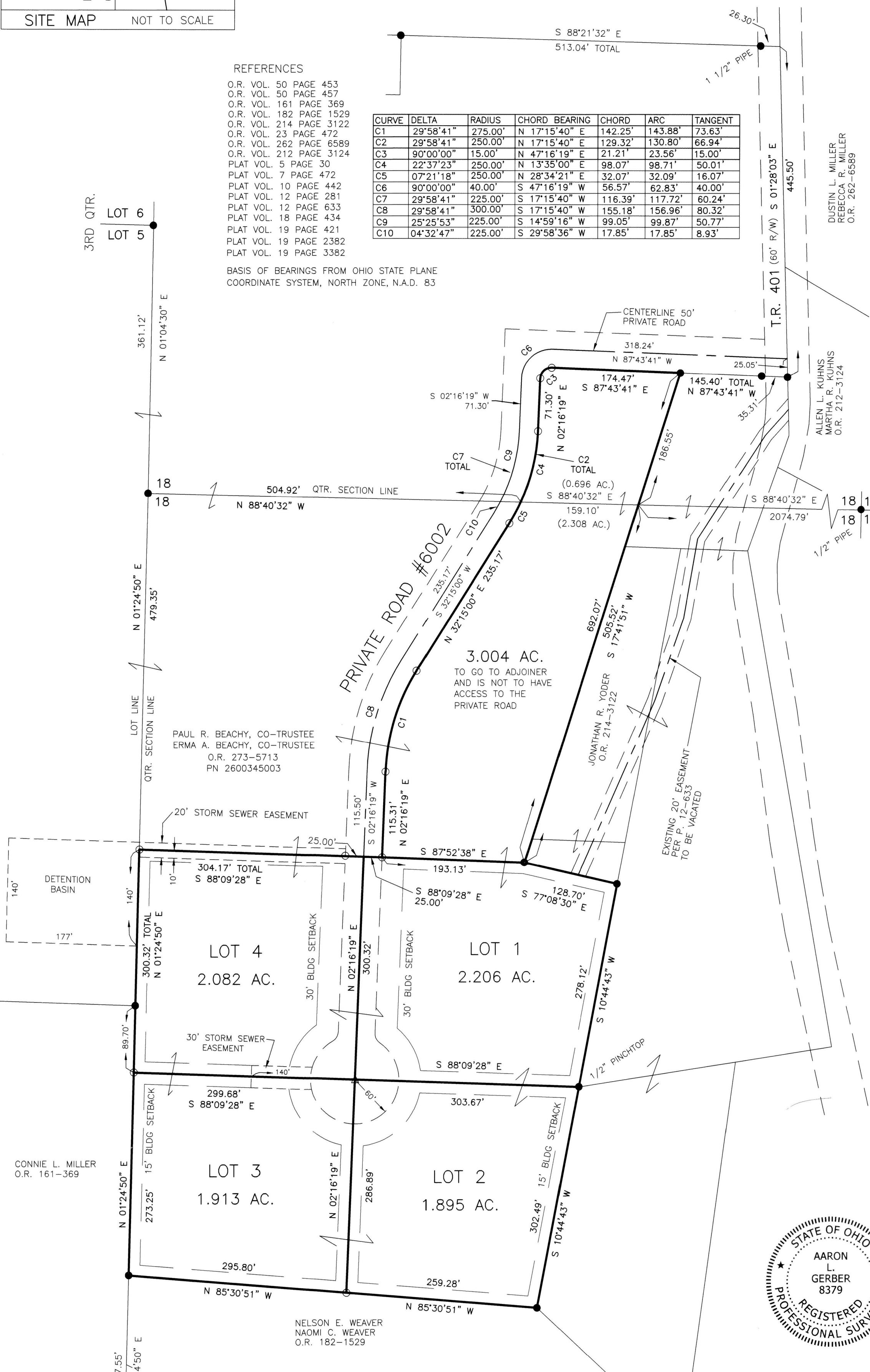
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

A. Arnold Oliver 4/22/2021
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.

A.L.G. FEBRUARY 16, 2021
Aaron L. Gerber, P.S. 8379 DATE



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

WALNUT CREEK TOWNSHIP
N.E. & S.E. QTRS. SEC. 18
T-9 N; R-5 W
HOLMES COUNTY, OHIO



0' 100' 200' 300'
SCALE: 1"=100'
DATE: JUNE 18, 2020
ALG\TAB WORK5\S-275A20\ALG

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

3RD QTR.
LOT 5
LOT 4