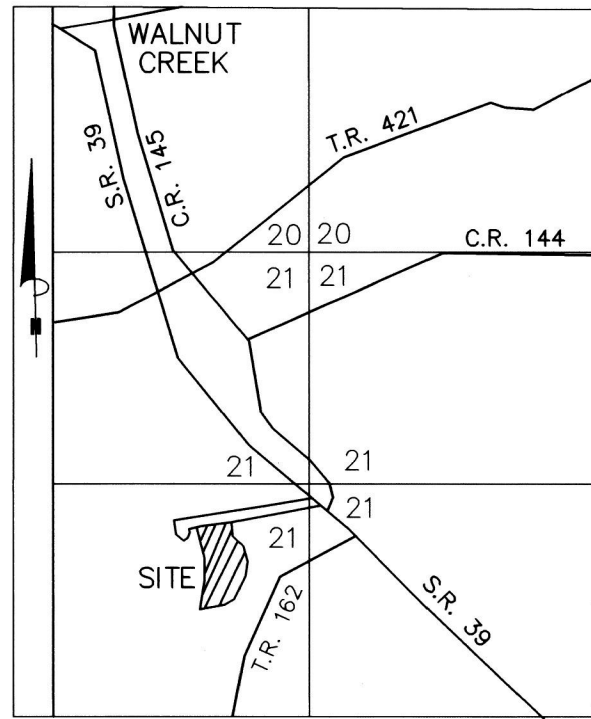


SCHROCK SUBDIVISION REPLAT No. 1

REPLAT OF
SCHROCK SUBDIVISION REPLAT OF LOT 1 (P.V. 2, PAGE 345) LOT 2 AND LOT 3
(FINAL)

202200001787
B: 19 P: 4673
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/18/2022 01:48 PM
PLAT MED . 43.20
PAGES: 1
ORV 281 PG 1661
ORV 281 PG 1665
ORV 281 PG 1668



SITE MAP NOT TO SCALE

AGENT:
HENRY SCHROCK
2574 S.R. 39
SUGARCREEK, OHIO 44681
PHONE: NONE

- REFERENCES
- O.R. VOL. 107 PAGE 807
 - O.R. VOL. 153 PAGE 357
 - O.R. VOL. 186 PAGE 2795
 - O.R. VOL. 224 PAGE 2137
 - O.R. VOL. 252 PAGE 203
 - PLAT VOL. 2 PAGE 345
 - PLAT VOL. 2 PAGE 253
 - BASIS OF BEARINGS FROM PLAT VOL. 2 PAGE 345

MASTER PLAT

- ACTION 1) CONVEY 3.619 ACRE TRACT FROM HENRY P. SCHROCK AND LOVINA M. SCHROCK, CO-TRUSTEES TO ROBERT MICHAEL SCHROCK AND SUE D. SCHROCK
- ACTION 2) TRANSFER AND RECORD SUBDIVISION PLAT
- ACTION 3) CONVEY LOT 4
- ACTION 3) CONVEY LOT 5

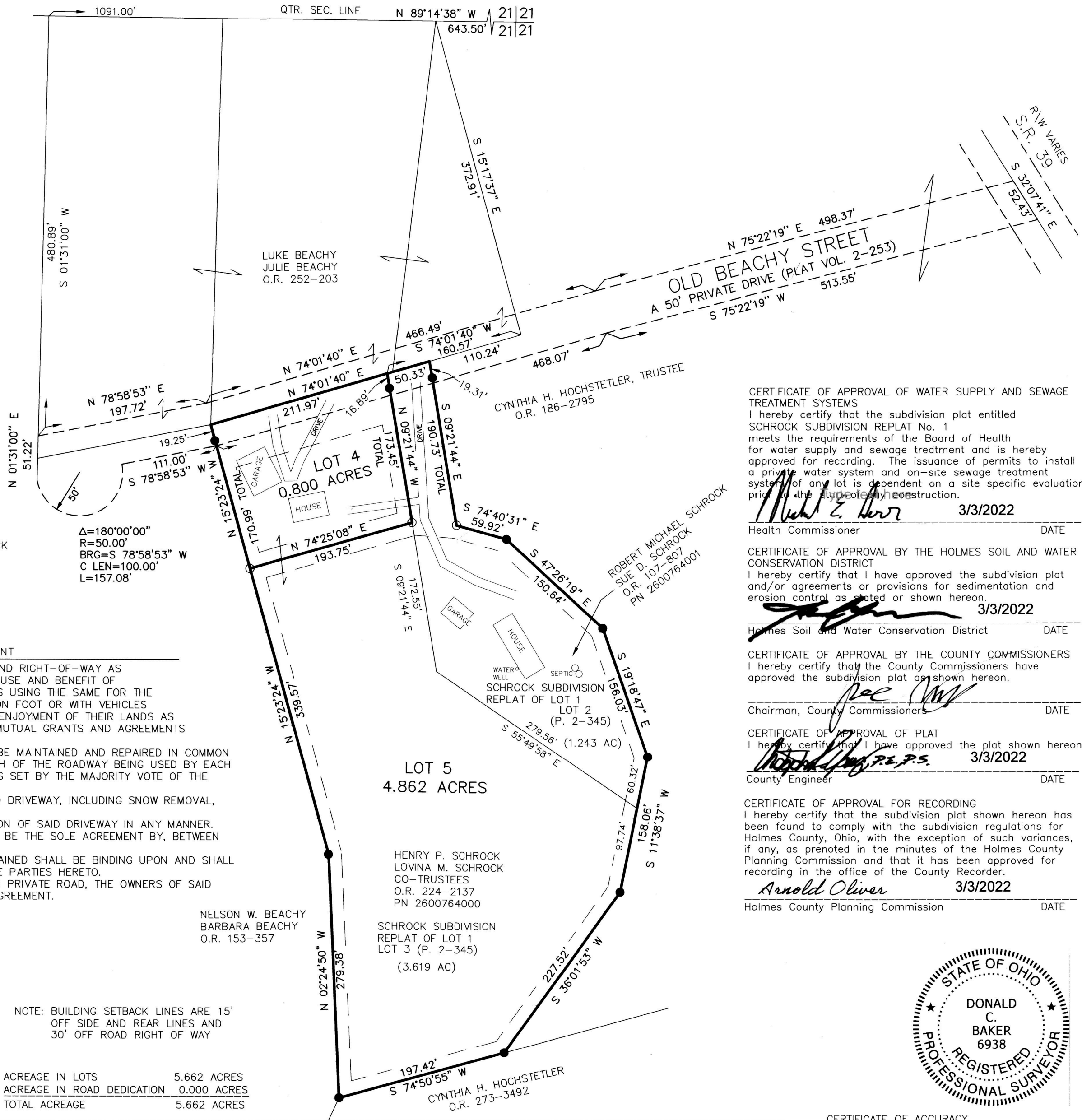
TERMS OF MAINTENANCE AGREEMENT

TO HAVE AND TO HOLD TO EACH PARTY, THE EASEMENT AND RIGHT-OF-WAY AS APPURTENANT TO THEIR RESPECTIVE PROPERTIES FOR THE USE AND BENEFIT OF THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ALL PERSONS USING THE SAME FOR THE BENEFIT OF ANY OF THEM TO FREELY PASS AND REPASS ON FOOT OR WITH VEHICLES FOR ALL LAWFUL PURPOSES INCIDENT OR PROPER TO THE ENJOYMENT OF THEIR LANDS AS RESIDENTIAL PROPERTIES, AND IN CONSIDERATION OF THE MUTUAL GRANTS AND AGREEMENTS HEREIN, IT IS MUTUALLY AGREED:

1. THAT THE ABOVE DESCRIBED PRIVATE DRIVEWAY SHALL BE MAINTAINED AND REPAIRED IN COMMON BY THE PARTIES ON A PRORATED BASIS AS TO THE LENGTH OF THE ROADWAY BEING USED BY EACH PARTY ACCORDING TO THE STANDARDS AND SPECIFICATIONS SET BY THE MAJORITY VOTE OF THE PARTIES, THEIR HEIRS AND ASSIGNS.
2. THAT THE COSTS OF MAINTENANCE AND REPAIR OF SAID DRIVEWAY, INCLUDING SNOW REMOVAL, SHALL BE SHARED EQUALLY BY THE PARTIES.
3. THAT NO PARTY WILL OBSTRUCT, OR PERMIT OBSTRUCTION OF SAID DRIVEWAY IN ANY MANNER.
4. THAT THIS AGREEMENT IS INTENDED BY ALL PARTIES TO BE THE SOLE AGREEMENT BY, BETWEEN AND AMONG THEM FOR THIS PRIVATE DRIVEWAY.
5. THAT THE CONVEYANCES AND COVENANTS HEREIN CONTAINED SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF THE HEIRS AND ASSIGNS OF THE PARTIES HERETO.
- 6) IN THE EVENT OTHER TRACTS ARE SOLD ADJOINING THIS PRIVATE ROAD, THE OWNERS OF SAID TRACTS WOULD ALSO BE BOUND BY ALL TERMS OF THIS AGREEMENT.

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

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.



NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

ACREAGE IN LOTS	5.662 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	5.662 ACRES

- CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled SCHROCK 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. Horvath 3/3/2022
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] 3/3/2022
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] 3/3/2022
Chairman, County Commissioners DATE
- CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
[Signature] 3/3/2022
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 3/3/2022
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 NOVEMBER 2, 2021
DATE

- 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.
ROBERT MICHAEL SCHROCK, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
ROBERT MICHAEL SCHROCK
SUE D. SCHROCK, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
SUE D. SCHROCK
HENRY P. SCHROCK, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
HENRY P. SCHROCK, CO-TRUSTEE
LOVINA M. SCHROCK, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
LOVINA M. SCHROCK, CO-TRUSTEE
CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lots 4 & 5, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.
ROBERT MICHAEL SCHROCK, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
ROBERT MICHAEL SCHROCK
SUE D. SCHROCK, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
SUE D. SCHROCK
HENRY P. SCHROCK, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
HENRY P. SCHROCK, CO-TRUSTEE
LOVINA M. SCHROCK, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
LOVINA M. SCHROCK, CO-TRUSTEE
NELSON W. BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
NELSON W. BEACHY
BARBARA BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
BARBARA BEACHY
CYNTHIA H. HOCHSTETLER, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
CYNTHIA H. HOCHSTETLER, TRUSTEE
LUKE BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
LUKE BEACHY
JULIE BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 28, 2022. DATE
JULIE BEACHY

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

WALNUT CREEK TOWNSHIP
S.W. QTR. SECTION 21
T-9 N; R-5 W
HOLMES COUNTY, OHIO



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

TRANSFER NOT NECESSARY
DATE April 18, 2022
AUDITOR Jackie Mabey