

JMR SUBDIVISION REPLAT No. 1

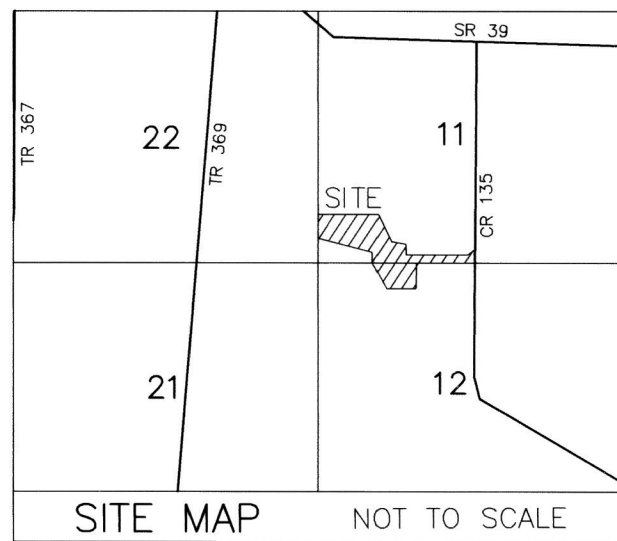
REPLAT OF JMR SUBDIVISION (P. 19-441) LOTS 1 & 3

(FINAL)

20220004297
B: 19 P: 4800
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
09/13/2022 02:37 PM
PLAT MED . 43.20
PAGES: 1

ORV 283 PG 247
ORV 283 PG 250

AGENT:
JOHN RABER
3956 C.R. 135
MILLERSBURG, OHIO 44654
PHONE: 330-231-3434



MASTER PLAT

ACTION 1) TRANSFER AND RECORD PLAT
ACTION 2) CONVEY LOT 4
ACTION 3) CONVEY LOT 5

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 2 OF THE JMR SUBDIVISION AND LOTS 4 & 5 OF THE JMR SUBDIVISION REPLAT No. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (JMR ROAD). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

TRANSFER NOT NECESSARY

DATE Sept 12, 2022

AUDITOR Jackie McKee-PT

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.

JOHN M. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 2, 2022.

JOHN M. RABER _____ DATE _____

MIRIAM MAE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 2, 2022.

MIRIAM MAE RABER _____ DATE _____

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lots 2, 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.

JOHN M. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 2, 2022.

JOHN M. RABER _____ DATE _____

MIRIAM MAE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 2, 2022.

MIRIAM MAE RABER _____ DATE _____

MARLIN RAY RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 2, 2022.

MARLIN RAY RABER _____ DATE _____

AMY D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 2, 2022.

AMY D. RABER _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled JMR 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 8/3/2022
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] 8/3/2022
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] 8/3/2022
Chairman, County Commissioners _____ DATE _____

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

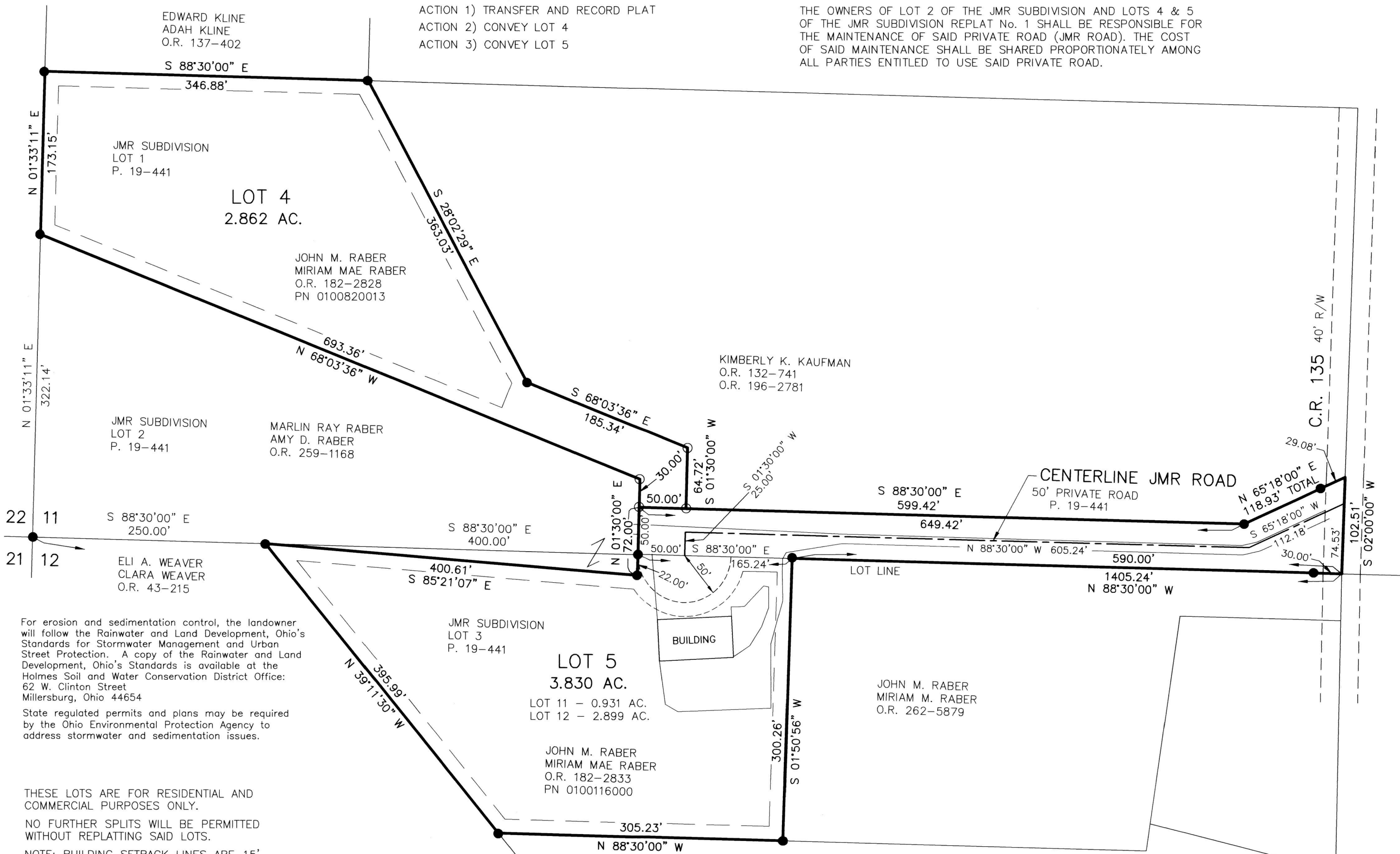
[Signature] 8/3/2022
County Engineer _____ DATE _____

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 8/3/2022
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 MARCH 28, 2022
Donald C. Baker P.S. 6938 _____ DATE _____



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

ACREAGE IN LOTS	6.692 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	6.692 ACRES

REFERENCES

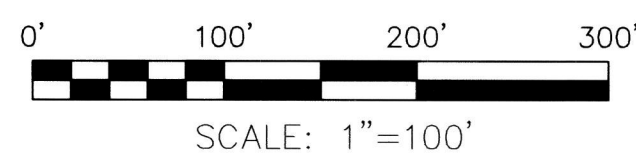
O.R. VOL. 43 PAGE 215
O.R. VOL. 44 PAGE 297
O.R. VOL. 182 PAGE 2828
O.R. VOL. 196 PAGE 2781
O.R. VOL. 262 PAGE 5879
O.R. VOL. 259 PAGE 1168
PLAT VOL. 2 PAGE 302
PLAT VOL. 18 PAGE 479
PLAT VOL. 19 PAGE 441

BASIS OF BEARINGS FROM
PLAT VOL. 19 PAGE 441

DAVID J. WEAVER
RUTH R. WEAVER
O.R. 44-297

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

BERLIN TOWNSHIP
3RD QTR., LOTS 11 & 12
T-9 N; R-5 W
HOLMES COUNTY, OHIO



DATE: FEB. 10, 2022 TAB WORK6\S-52-22\CNK

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

