

MECHANIC TOWNSHIP SUBDIVISION No. 8

(FINAL)

AGENT:
 ORUS MAST
 8080 T.R. 669
 DUNDEE, OHIO 44624
 PHONE: 330-473-9077

TRANSFER NOT NECESSARY

DATE Jan. 3, 2023

AUDITOR Jackie McLeo PI

20230000024
 B: 19 P: 4896
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 01/03/2023 01:49 PM
 PLAT MED. 43.20
 PAGES: 1

ORV 284 PG 1459
 ORV 284 PG 1470
 ORV 284 PG 1472
 ORV 284 PG 1483

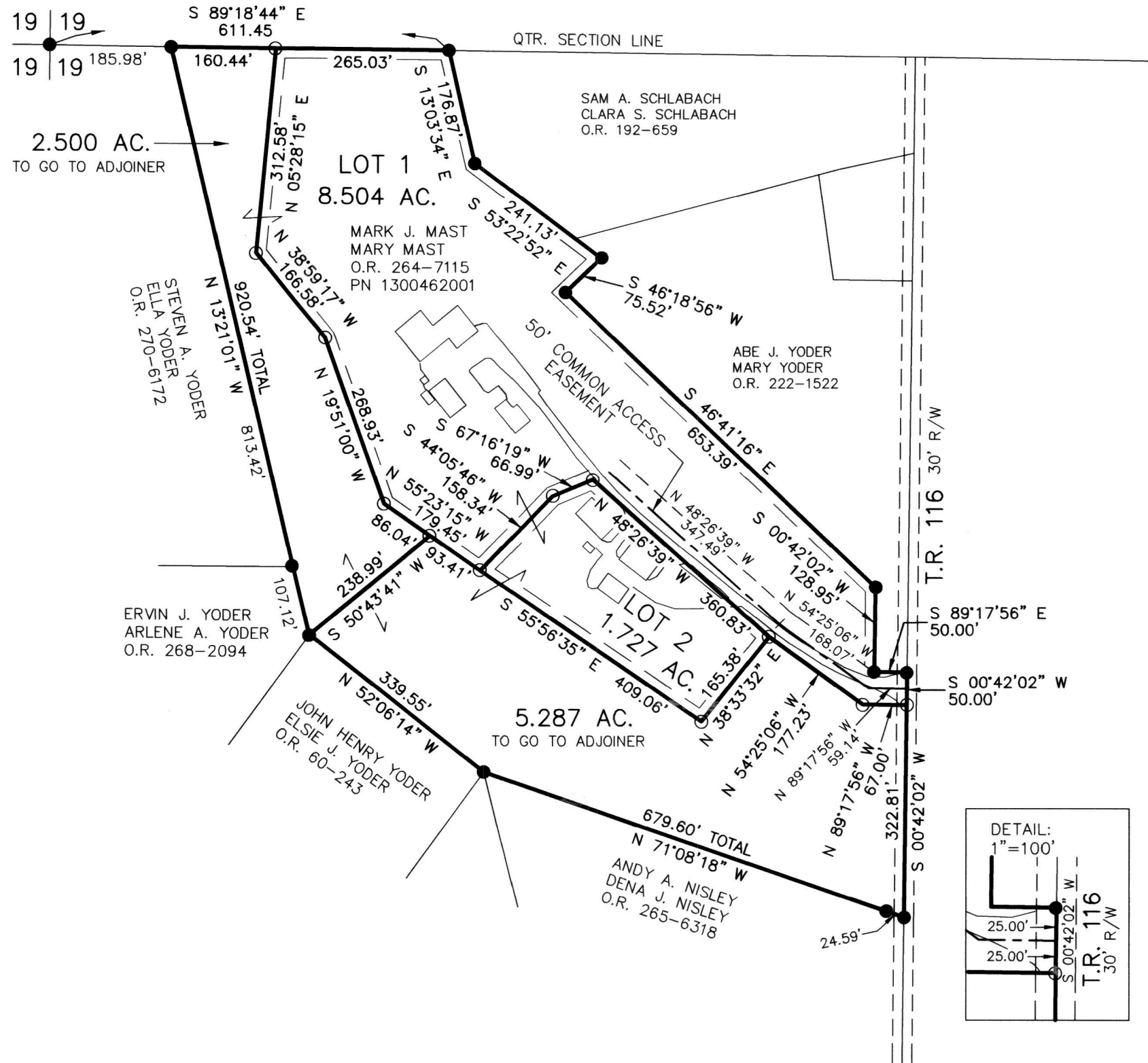
REFERENCES

- O.R. VOL. 264 PAGE 7115
- O.R. VOL. 60 PAGE 243
- O.R. VOL. 268 PAGE 2094
- O.R. VOL. 270 PAGE 6172
- O.R. VOL. 222 PAGE 1522
- PLAT VOL. 18 PAGE 92
- PLAT VOL. 19 PAGE 1770
- PLAT VOL. 19 PAGE 3070
- PLAT VOL. 19 PAGE 1867

BASIS OF BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83,
 2011 ADJUSTMENT

MASTER PLAT

- ACTION 1) CONVEY 2.500 ACRES TO ADJOINER
- ACTION 2) CONVEY 5.287 ACRES TO ADJOINER
- ACTION 3) TRANSFER AND RECORD PLAT
- ACTION 4) CONVEY NEW LOT 1
- ACTION 5) CONVEY NEW LOT 2



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 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	10.231 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	10.231 ACRES

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.

MARK J. MAST, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 28, 2022.

MARK J. MAST DATE

MARY MAST, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 28, 2022.

MARY MAST DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lots 1 & 2,
 their heirs and assigns, the 50' easement for the purposes
 of ingress, egress and utilities as shown on this plan
 of subdivision.

MARK J. MAST, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 28, 2022.

MARK J. MAST DATE

MARY MAST, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON NOVEMBER 28, 2022.

MARY MAST DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
 TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled
 MECHANIC TOWNSHIP SUBDIVISION No. 8
 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 for any lot is dependent on a site specific evaluation
 prior to the start of any construction.

Mark E. Herr
 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]
 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]
 Chairman, County Commissioners DATE

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

[Signature]
 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.

AD 12/1/2022
 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.

[Signature]
 Donald C. Baker P.S. 6938 NOV. 1, 2022 DATE

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

MECHANIC TOWNSHIP
 S.E. QTR. SECTION 19
 T-8 N; R-6 W
 HOLMES COUNTY, OHIO

0' 200' 400' 600'

 SCALE: 1"=200'
 DATE: SEPT. 29, 2022 TAB\VJD WORK6\S-520-22\CNK

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

