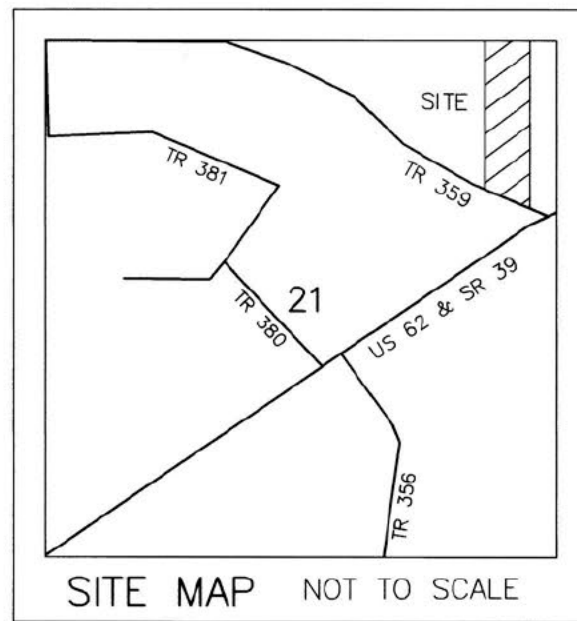


# COBLENTZ DRIVE ALLOTMENT REPLAT No. 3

## REPLAT OF COBLENTZ DRIVE ALLOTMENT REPLAT No. 2 (P. 19-3480) LOT 8

20230003940  
B: 19 P: 5111  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
09/29/2023 10:39 AM  
PLAT MED . 43.20  
PAGES: 1



AGENT:  
TEKTON ENGINEERING  
JASON BILTZ  
P.O. BOX 347  
BERLIN, OH 44610  
PHONE: 330-893-0230

**REFERENCES**

O.R. VOL. 264 PAGE 1552  
O.R. VOL. 264 PAGE 1554  
PLAT VOL. 15 PAGE 103  
PLAT VOL. 19 PAGE 3480

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

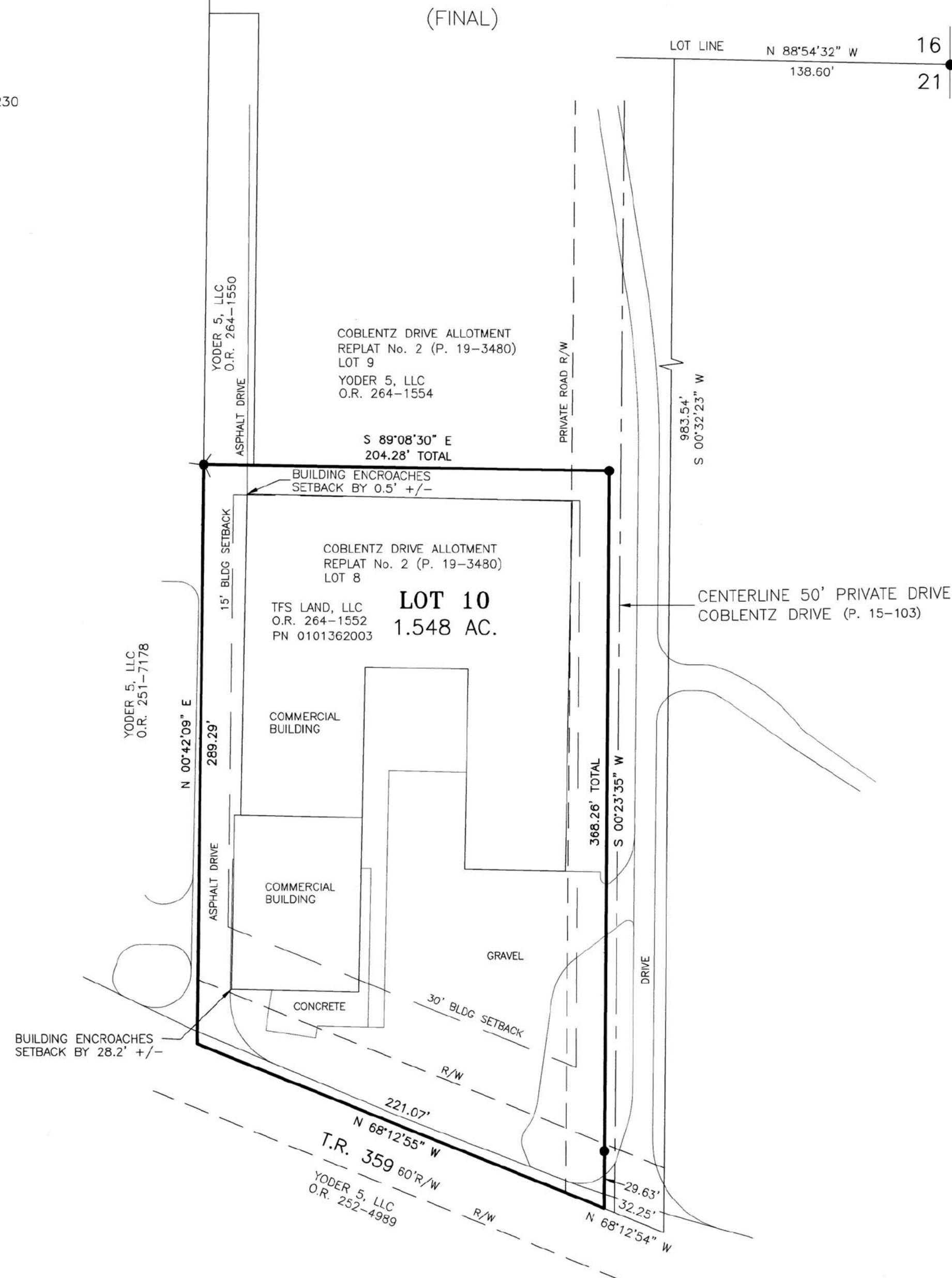
THIS LOT IS FOR COMMERCIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED  
WITHOUT REPLATTING SAID LOTS.

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 LOT	1.548 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	1.548 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.

EDWIN WEAVER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON DECEMBER 12, 2022.

EDWIN WEAVER, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
TFS LAND, LLC

**ACKNOWLEDGEMENT OF ENCROACHMENT**

We hereby consent to the undersigned owners acknowledgement  
of the existence of certain encroaching structures as depicted  
hereon and we hereby consent to maintenance of said structures  
in their current location.

NATHANIEL R. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON DECEMBER 12, 2022.

NATHANIEL R. YODER, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
YODER 5, LLC

EDWIN WEAVER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON DECEMBER 12, 2022.

EDWIN WEAVER, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
TFS LAND, LLC

**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.

AO 12/21/2022 \_\_\_\_\_ DATE \_\_\_\_\_  
Holmes County Planning Commission

**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-CL \_\_\_\_\_ JUNE 2, 2021 DATE \_\_\_\_\_  
Aaron L. Gerber, P.S. 8379



**TRANSFER NOT NECESSARY**  
DATE 9-29-2023  
AUDITOR Jackie McKee  
HS

<b>BAKER SURVEYING, LLC</b> 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: <a href="mailto:bakersurveying@gmail.com">bakersurveying@gmail.com</a>	BERLIN TOWNSHIP 1ST QTR., LOT 21 T-9 N; R-6 W HOLMES COUNTY, OHIO	<p style="text-align: center;">SCALE: 1"=50'</p> DATE: APRIL 20, 2021 ALG\TAB WORKS\5-185-21\CNK	<ul style="list-style-type: none"> <li>● MAC NAIL FOUND</li> <li>● 5/8" REBAR FOUND</li> <li>● UNLESS OTHERWISE NOTED</li> <li>○ 5/8" REBAR SET WITH I.D. CAP</li> <li>I.D. CAP MARKED "BAKER SURVEYING LLC"</li> </ul>
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