

BENTON VALE RIDGE SUBDIVISION

(FINAL)

AGENT:
ANDREW JONES
S & S RENTALS
7571 S.R. 83
HOLMESVILLE, OHIO 44633
PH: 330-279-9000

REFERENCES:
O.R. VOL. 171 PAGE 1027
DEED VOL. 265 PAGE 370
PLAT VOL. 19 PAGE 32
PLAT VOL. 17 PAGE 607
BEARINGS FROM PLAT VOL. 19 PAGE 32

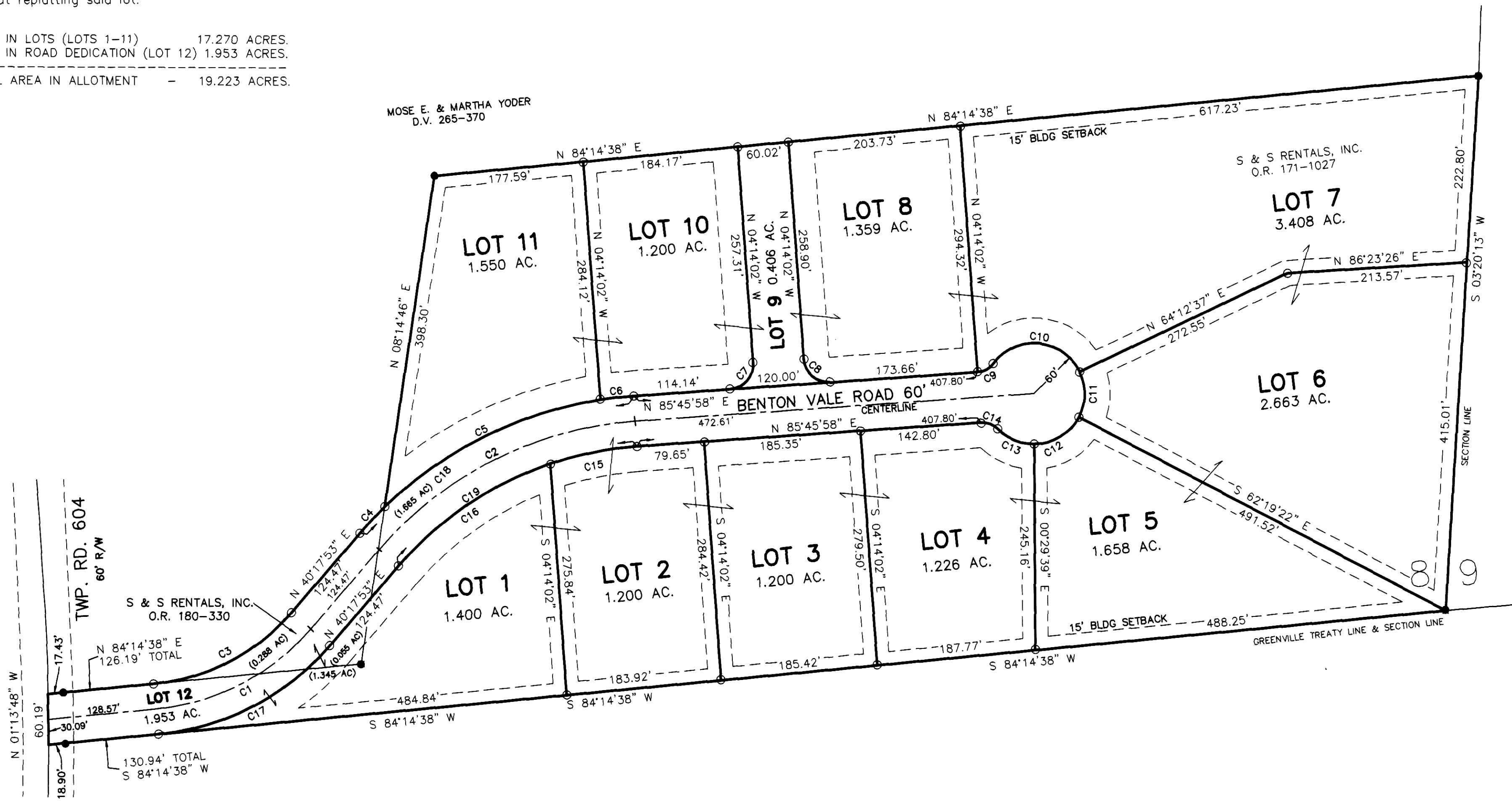
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office, 82 West Clinton Street, Millersburg, Ohio 44654.

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

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lot.

AREA IN LOTS (LOTS 1-11) 17.270 ACRES.
AREA IN ROAD DEDICATION (LOT 12) 1.953 ACRES.
TOTAL AREA IN ALLOTMENT - 19.223 ACRES.



NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF DEDICATION OF ROAD

We, the undersigned, owners of the land shown hereon, do hereby acknowledge this plot to be our free and clear, and dedicate the land shown hereon as Benton Vale Road 60' to public use for residential purposes.

Andrew Jones 10/24/05
S & S RENTALS, INC. DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of subdivision with our free consent and establish the minimum lot area and restriction lines.

Andrew Jones 10/24/05
S & S RENTALS, INC. DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plot entitled BENTON VALE RIDGE 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 for any lot is dependent on a site specific evaluation prior to the start of any construction.

David Hall 10/21/05
Health Commissioner Date

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plot and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

Joe Christner 10/21/05
Holmes Soil and Water Conservation District Date

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plot as shown hereon.

David Hall 11/14/05
Chairman, County Commissioners Date

CERTIFICATE OF THE APPROVAL OF PLAT AND ENGINEERING DETAILS

I hereby certify that I have approved the plat and engineering details of the proposed roads and other proposed public facilities in the subdivision plot as shown hereon.

Donald C. Baker 11/9/05
County Engineer Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Donald C. Baker 11/9/05
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 10-18-05
Donald C. Baker P.S. 6936 Date



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	210.92'	205.79'	S 62°16'16" W	43°56'45"
C2	440.00'	349.17'	340.08'	N 63°01'56" E	45°28'05"
C3	245.00'	187.91'	183.34'	S 62°16'16" W	43°56'45"
C4	470.00'	42.94'	42.92'	N 42°54'55" E	05°14'04"
C5	470.00'	290.02'	285.44'	N 63°12'36" E	35°21'18"
C6	470.00'	40.02'	40.01'	N 83°19'36" E	04°52'43"
C7	30.00'	47.12'	42.43'	S 40°45'58" W	90°00'00"
C8	30.00'	47.12'	42.43'	N 49°14'02" W	90°00'00"
C9	25.00'	21.68'	21.00'	S 60°55'34" W	49°40'47"
C10	60.00'	123.70'	102.93'	S 84°51'06" E	118°07'26"
C11	60.00'	55.99'	53.98'	S 00°56'37" W	53°28'01"
C12	60.00'	64.75'	61.65'	S 58°35'30" W	61°49'43"
C13	60.00'	48.11'	46.83'	N 67°31'27" W	45°56'24"
C14	25.00'	21.68'	21.00'	S 69°23'38" E	49°40'47"
C15	410.00'	105.37'	105.08'	N 78°24'13" E	14°43'30"
C16	410.00'	219.99'	217.36'	N 55°40'11" E	30°44'35"
C17	305.00'	233.93'	228.24'	S 62°16'16" W	43°56'45"
C18	470.00'	372.98'	363.27'	N 63°01'56" E	45°28'05"
C19	410.00'	325.36'	316.89'	S 63°01'56" W	45°28'05"

DONALD C. BAKER SURVEYING
138 N. CLAY ST.
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027

Scale 1" = 100'

File name: C:\JOBS\S-310-04
COMP. S-138-04 KES/ERZ DATE: OCTOBER 7, 2005

SALT CREEK TOWNSHIP
S.E. QTR. SECTION 8
T-14 N; R-12 W
HOLMES COUNTY, OHIO

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET I.D. CAP MARKED "BAKER 6936"

NOT NECESSARY
Feb. 21, 2006
Jackie Miller