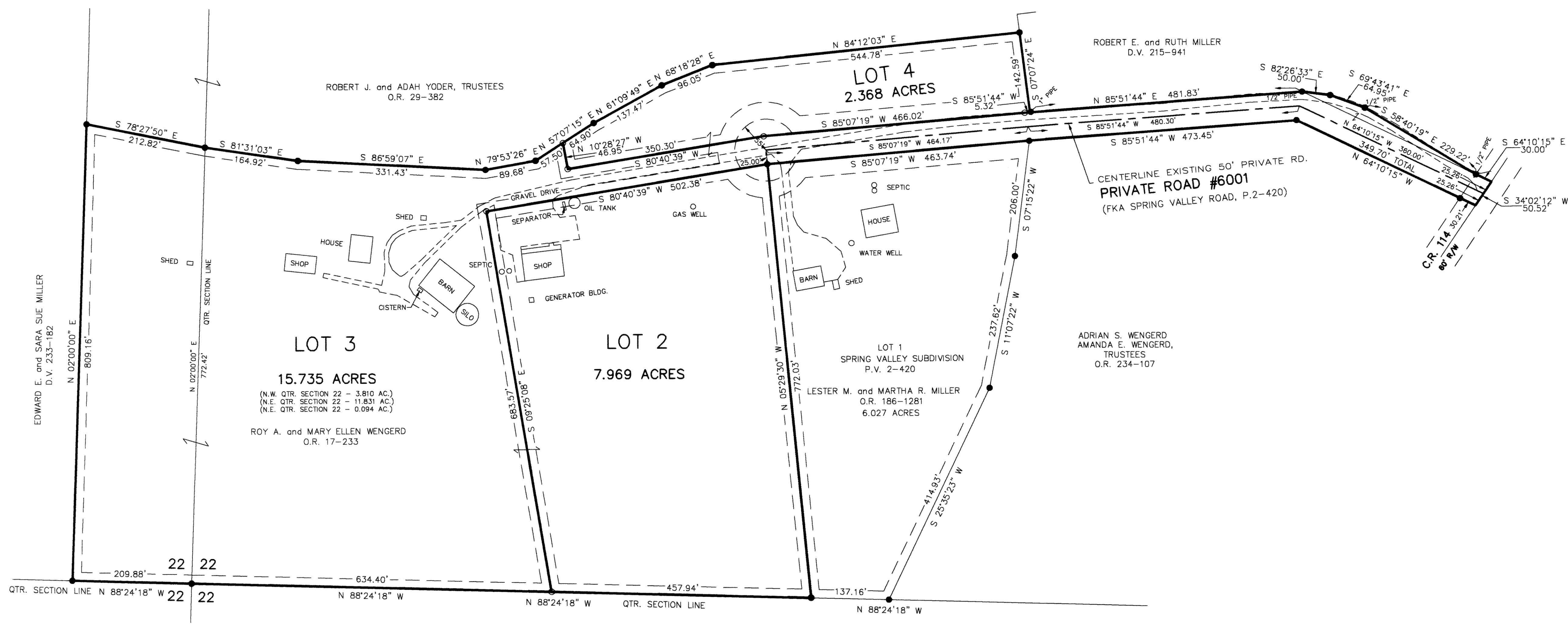


**REFERENCES**  
 DEED VOL. 215 PAGE 941  
 DEED VOL. 233 PAGE 182  
 O.R. VOL. 17 PAGE 233  
 O.R. VOL. 29 PAGE 382  
 O.R. VOL. 186 PAGE 1281  
 O.R. VOL. 234 PAGE 107  
 PLAT VOL. 2 PAGE 420  
 PLAT VOL. 9 PAGE 113  
 PLAT VOL. 15 PAGE 24  
 PLAT VOL. 16 PAGE 792  
 BEARINGS FROM PLAT VOL. 2 PAGE 420

### SPRING VALLEY SUBDIVISION FIRST ADDITION

(FINAL)

**AGENT:**  
 JR. MILLER  
 DAVE KAUFMAN REALTY  
 P.O. BOX 422  
 SUGARCREEK, OH 44681  
 330-231-1914



**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. Private roads are subject to approval by the planning commission. Private roads shall meet county addressing standards for E-911. All existing address numbers along a private road shall be changed to conform with these standards. Private roads that exceed a total of 5 lots shall be built to the equivalent Holmes County public road standards, including asphalt pavement. Private roads are subject to bonding and inspection by the planning commission.

*Roy A. Wengert* 11-7-12  
 DATE  
*Mary Ellen Wengert* 11-07-12  
 DATE  
*Lester M. Miller* 11-07-12  
 DATE  
*Martha R. Miller* 11-07-12  
 DATE

**CERTIFICATE OF DEDICATION OF PRIVATE ROAD**  
 We, the undersigned, grant unto hereon shown Lots 1, 2, 3 & 4 their heirs and assigns, the shown Private Road #6001 (50') (fka Spring Valley Road) for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

*Roy A. Wengert* 11-7-12  
 DATE  
*Mary Ellen Wengert* 11-07-12  
 DATE  
*Lester M. Miller* 11-07-12  
 DATE  
*Martha R. Miller* 11-07-12  
 DATE

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
 I hereby certify that the subdivision plot entitled SPRING VALLEY SUBDIVISION, FIRST ADDITION 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 one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

*D. J. Fadden* 12/1/2012  
 DATE  
 Health Commissioner

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.

*Michelle Wood* 11-9-12  
 DATE  
 Holmes Soil and Water Conservation District

**CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS**  
 I hereby certify that the County Commissioners have approved the subdivision plot as shown hereon.

*Ronald Smith* 12-3-12  
 DATE  
 Chairman, County Commissioners

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

*Christopher B. Young, P.E., P.S.* 11/9/12  
 DATE  
 County Engineer

**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.

*Paul R. Gerber* 11/27/12  
 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-G* 10-29-12  
 DATE  
 Aaron L. Gerber, P.S. 8379



THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES.  
 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

**MAINTENANCE AGREEMENT**

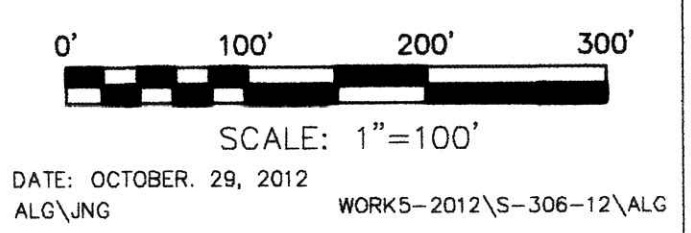
THE OWNERS OF LOT 1 OF SPRING VALLEY SUBDIVISION AND LOTS 2, 3 & 4 OF SPRING VALLEY SUBDIVISION FIRST ADDITION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROAD #6001 (FKA SPRING VALLEY ROAD, P. 2-420). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD #6001.

ACREAGE IN LOT 2	7.969 ACRES
ACREAGE IN LOT 3	15.735 ACRES
ACREAGE IN LOT 4	2.368 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	26.072 ACRES

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.

**DONALD C. BAKER SURVEYING**  
 138 N. CLAY STREET  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 FAX 330-674-6027  
 EMAIL: bakersurveying@gmail.com

WALNUT CREEK TOWNSHIP  
 N.E. & N.W. QTR. SECTION 22  
 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 *December 4, 2012*  
 AUDITOR *Jackie M. Key*