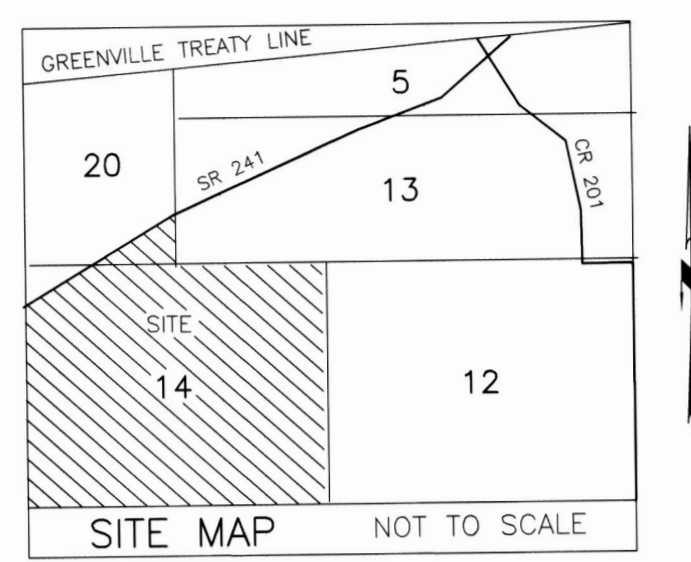


WOODED PEAKS SUBDIVISION (FINAL)

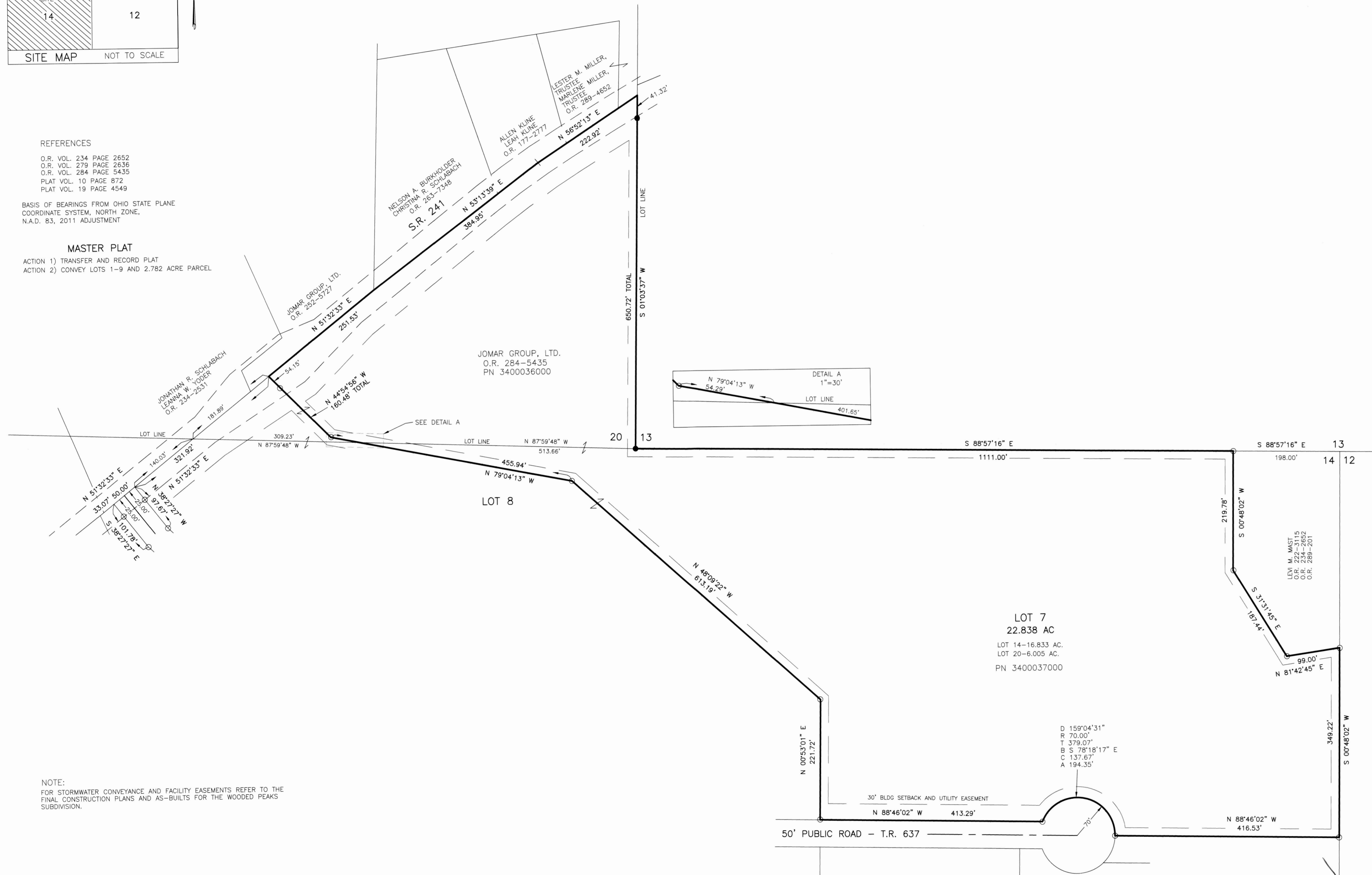


- REFERENCES
 O.R. VOL. 234 PAGE 2652
 O.R. VOL. 279 PAGE 2636
 O.R. VOL. 284 PAGE 5435
 PLAT VOL. 10 PAGE 872
 PLAT VOL. 19 PAGE 4549

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

MASTER PLAT

- ACTION 1) TRANSFER AND RECORD PLAT
 ACTION 2) CONVEY LOTS 1-9 AND 2.782 ACRE PARCEL



NOTE:
 FOR STORMWATER CONVEYANCE AND FACILITY EASEMENTS REFER TO THE
 FINAL CONSTRUCTION PLANS AND AS-BUILTS FOR THE WOODED PEAKS
 SUBDIVISION.

NOTE: ALL OFFSET PINS ARE 35' OFF
 UNLESS OTHERWISE NOTED.

ACREAGE IN LOTS 1-9	104.052 ACRES
ACREAGE IN ROAD	2.782 ACRES
TOTAL ACREAGE	106.834 ACRES

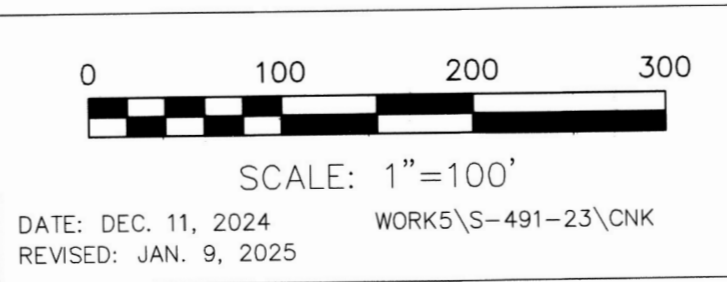
For erosion and sedimentation control, the landowner
 will follow the Rainwater and Land Development, Ohio's
 Standards for Stormwater Management and Urban
 Street Protection. A copy of the Rainwater and Land
 Development, Ohio's Standards is available at the
 Holmes Soil and Water Conservation District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

NO FURTHER SPLITS WILL BE PERMITTED
 WITHOUT REPLATING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 15'
 OFF SIDE AND REAR LINES, AND
 30' OFF ROAD RIGHT OF WAY

State regulated permits and plans may be required
 by the Ohio Environmental Protection Agency to
 address stormwater and sedimentation issues.

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

SALT CREEK TOWNSHIP
 4TH QTR., LOTS 14 & 20
 T-10 N; R-6 W
 HOLMES COUNTY, OHIO



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



NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We certify that we are the owners of the property
 shown and described herein and that we hereby adopt this
 plan of subdivision with our free consent and establish the
 minimum building restriction lines.
 JOSEPH MAST, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON JANUARY 16, 2025.
 JOMAR GROUP, LTD. DATE
 JOSEPH MAST, AUTHORIZED SIGNER
 MARIE MAST, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON JANUARY 16, 2025.
 JOMAR GROUP, LTD. DATE
 MARIE MAST, AUTHORIZED SIGNER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
 TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled WOODED PEAKS
 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 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.
 1/31/2025
 Health Commissioner

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 herein.
 1/31/2025
 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 shown hereon.
 1/31/2025
 Chairman, Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
 1/31/2025
 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 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.
 AO 1/31/2025
 Holmes County Planning Commission DATE

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described herein 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 herein.
 Donald C. Baker, P.S. 6938 DATE

TRANSFER NOT NECESSARY
 DATE: February 6, 2025
 AUDITOR: Jackie Nickerson