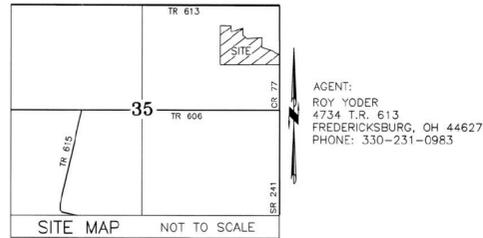


BOONE TOWN SUBDIVISION (FINAL)



AGENT:
ROY YODER
4734 T.R. 613
FREDERICKSBURG, OH 44627
PHONE: 330-231-0983

20260001064
B: 2 P: 675
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
03/10/2026 02:08 PM
PLAT LARGE . 86.40
PAGES: 1
ORV 295 Pg 1601
ORV 295 Pg 1603
ORV 295 Pg 1606
ORV 295 Pg 1608
ORV 295 Pg 1610
ORV 295 Pg 1613

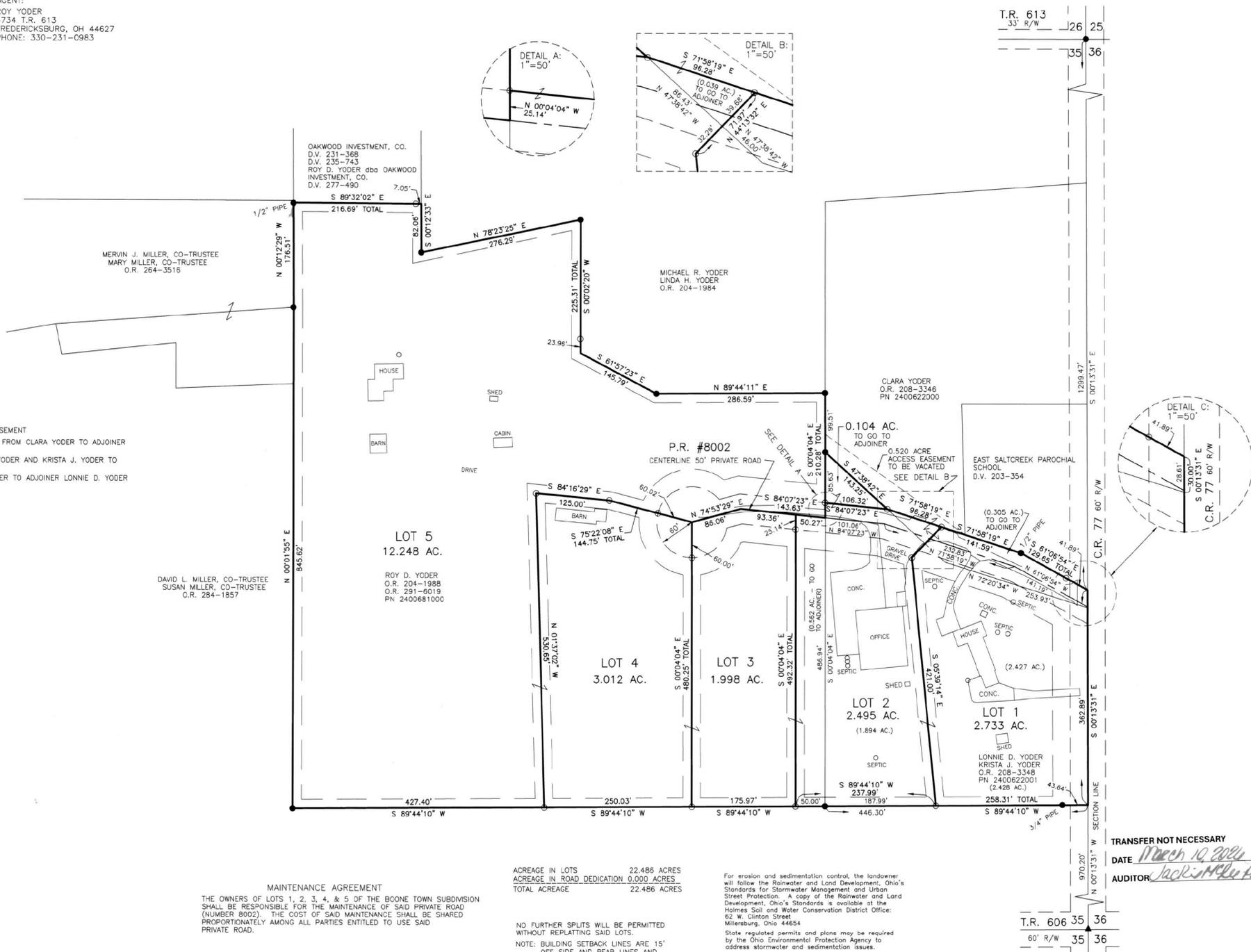
REFERENCES

- O.R. VOL. 208 PAGE 3346
- O.R. VOL. 204 PAGE 1984
- O.R. VOL. 264 PAGE 3516
- O.R. VOL. 208 PAGE 3348
- O.R. VOL. 204 PAGE 1988
- O.R. VOL. 284 PAGE 1857

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

MASTER PLAT

- ACTION 1) VACATE EXISTING 0.520 ACRE ACCESS EASEMENT
- ACTION 2) CONVEY 0.305 ACRES AND 0.036 ACRES FROM CLARA YODER TO ADJOINER LONNIE D. YODER AND KRISTA J. YODER
- ACTION 3) CONVEY 0.104 ACRES FROM LONNIE D. YODER AND KRISTA J. YODER TO CLARA YODER
- ACTION 4) CONVEY 0.562 ACRES FROM ROY D. YODER TO ADJOINER LONNIE D. YODER KRISTA J. YODER
- ACTION 5) TRANSFER AND RECORD PLAT
- ACTION 6) CONVEY LOTS 1 AND 2
- ACTION 7) CONVEY LOTS 3, 4, AND 5



MAINTENANCE AGREEMENT
THE OWNERS OF LOTS 1, 2, 3, 4, & 5 OF THE BOONE TOWN SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (NUMBER 8002). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

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

ACREAGE IN LOTS 22.486 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 22.486 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.

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 D. YODER, Pursuant to electronic signature verification by the Holmes County Planning Commission on Oct. 6, 2025
DATE: _____
ROY D. YODER

LONNIE D. YODER, Pursuant to electronic signature verification by the Holmes County Planning Commission on Oct. 6, 2025
DATE: _____
LONNIE D. YODER

KRISTA J. YODER, Pursuant to electronic signature verification by the Holmes County Planning Commission on Oct. 6, 2025
DATE: _____
KRISTA J. YODER

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lots 1, 2, 3, 4, & 5, their heirs and assigns, the shown 50' Private Road #8002 for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

ROY D. YODER, Pursuant to electronic signature verification by the Holmes County Planning Commission on Oct. 6, 2025
DATE: _____
ROY D. YODER

LONNIE D. YODER, Pursuant to electronic signature verification by the Holmes County Planning Commission on Oct. 6, 2025
DATE: _____
LONNIE D. YODER

KRISTA J. YODER, Pursuant to electronic signature verification by the Holmes County Planning Commission on Oct. 6, 2025
DATE: _____
KRISTA J. YODER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled BOONE TOWN 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.
10/22/2025
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 hereon.
10/22/2025
Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
10/27/2025
Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
10/22/2025
County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that 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.
10/22/2025
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.

TRANSFER NOT NECESSARY
DATE: March 10, 2026
AUDITOR: Jack Miller



 BAKER SURVEYING, LLC 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: bakersurveying@gmail.com	SALT CREEK TOWNSHIP N.E. QTR. SECTION 35 T-15 N; R-12 W HOLMES COUNTY, OHIO	 SCALE: 1"=100' DATE: SEPT. 23, 2024 ALG/YES WORKS(S-604-23)CNK	<ul style="list-style-type: none"> ▲ R.R. SPIKE FOUND ● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED ○ 5/8" REBAR SET WITH I.D. CAP UNLESS OTHERWISE NOTED ○ I.D. CAP MARKED "BAKER SURVEYING LLC"
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A.L.G. APRIL 24, 2025
Aaron L. Gerber, P.S. 8379 DATE