

200400030349
MILLER & MAST, LTD

200400030349
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
05-03-2004 At 03:00 PM.
PLAT MED 43.20
DR Book 19 Page 57 - 57

OUTBACK SUBDIVISION

(FINAL)

AGENT:
ABE D. WEAVER
4929 C.R. 207
MILLERSBURG, OHIO 44654
PH: 330-893-2389

MAINTENANCE AGREEMENT

ALL LANDOWNERS WHO SIGN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS OUTBACK ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL OWNERS ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSES TO USE SAID PRIVATE ROAD.

NOTE: SIGN IN PERMANENT BLACK INK.

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 plan of subdivision with our free consent and establish the minimum building restriction lines.

<i>Abe D. Weaver</i>	DATE
ABE D. WEAVER	
<i>Verna Weaver</i>	DATE
VERNA WEAVER	
<i>Andrew D. Weaver</i>	DATE
ANDREW D. WEAVER	
<i>Edna A. Weaver</i>	DATE
EDNA A. WEAVER	

CERTIFICATE OF PRIVATE ROAD DEDICATION
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' Private Road to be known as OUTBACK ROAD for the purposes of ingress and egress as shown on this plan of subdivision.

<i>Abe D. Weaver</i>	DATE
ABE D. WEAVER	
<i>Verna Weaver</i>	DATE
VERNA WEAVER	
<i>Andrew D. Weaver</i>	DATE
ANDREW D. WEAVER	
<i>Edna A. Weaver</i>	DATE
EDNA A. WEAVER	

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled OUTBACK 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.

<i>Joe Christner</i>	4-5-04
Health Commissioner	Date

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.

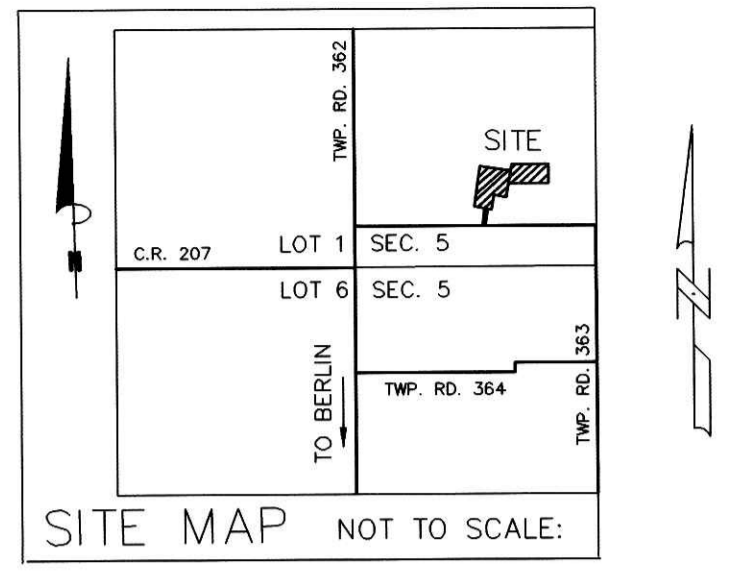
<i>Joe Christner</i>	4/5/04
Holmes Soil and Water Conservation District	Date

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

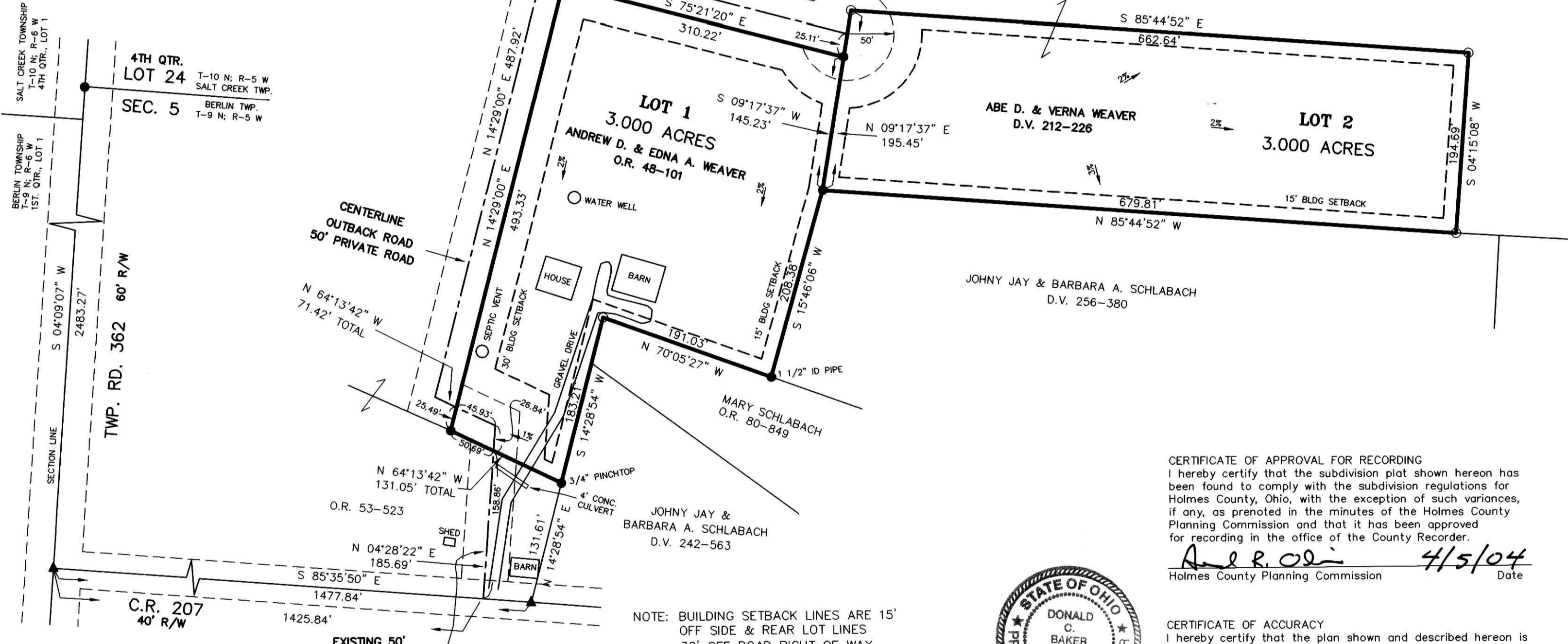
<i>David C. Hall</i>	4/12/04
Chairman, County Commissioners	Date

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 plat as shown hereon.

<i>Christopher Young, P.E., P.S.</i>	4/5/04
County Engineer	Date



- REFERENCES:
- DEED VOL. 212 PAGE 226 PLAT VOL. 12 PAGE 164
 - DEED VOL. 242 PAGE 563 PLAT VOL. 17 PAGE 407
 - DEED VOL. 256 PAGE 380 BEARINGS FROM PLAT VOL. 17 PAGE 407
 - O.R. VOL. 48 PAGE 101
 - O.R. VOL. 53 PAGE 523
 - O.R. VOL. 80 PAGE 849



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

AREA IN LOTS 6.000 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 6.000 ACRES.



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.

<i>And R. Olin</i>	4/5/04
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.

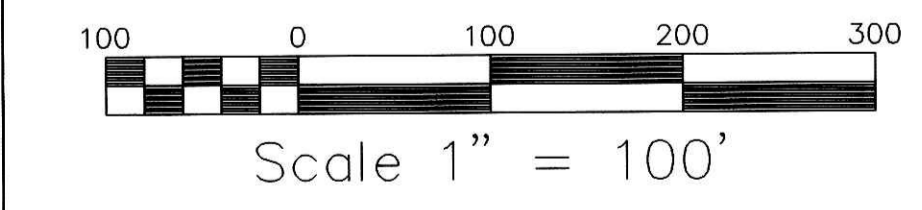
<i>Donald C. Baker</i>	3-26-04
Donald C. Baker P.S. 6938	Date

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replating said lots.

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

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



File name: C:\JOBS\S-56-04\ERZ KES\ERZ DATE: FEB. 9, 2004.

BERLIN TOWNSHIP
N.W. QTR. SECTION 5
T-9 N; R-5 W
HOLMES COUNTY, OHIO

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

TRANSFER NOT NECESSARY
DATE 5-3-04 KDD
AUDITOR Jackie McAfee