

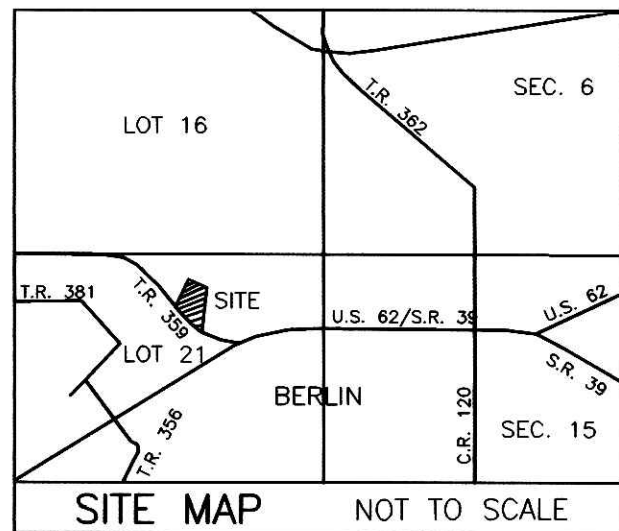
SOMERSET ALLOTMENT No. 1

(P.V. 17-56)

REPLAT & RENUMBERING OF LOTS 1 & 2

GRANTORS:
CHRIS J. & ESTHER YODER
5073 TWP. RD. 359
MILLERSBURG, OHIO 44654
PHONE: 330-893-8056

(FINAL)



REFERENCES

DEED VOL. 207 PAGE 298
O.R. VOL. 29 PAGES 377 & 379
O.R. VOL. 35 PAGES 729 & 734
PLAT VOL. 2 PAGE 417
PLAT VOL. 17 PAGE 56
BEARINGS FROM PLAT VOL. 17 PAGE 56

THESE LOTS ARE FOR RESIDENTIAL OR COMMERCIAL PURPOSES.

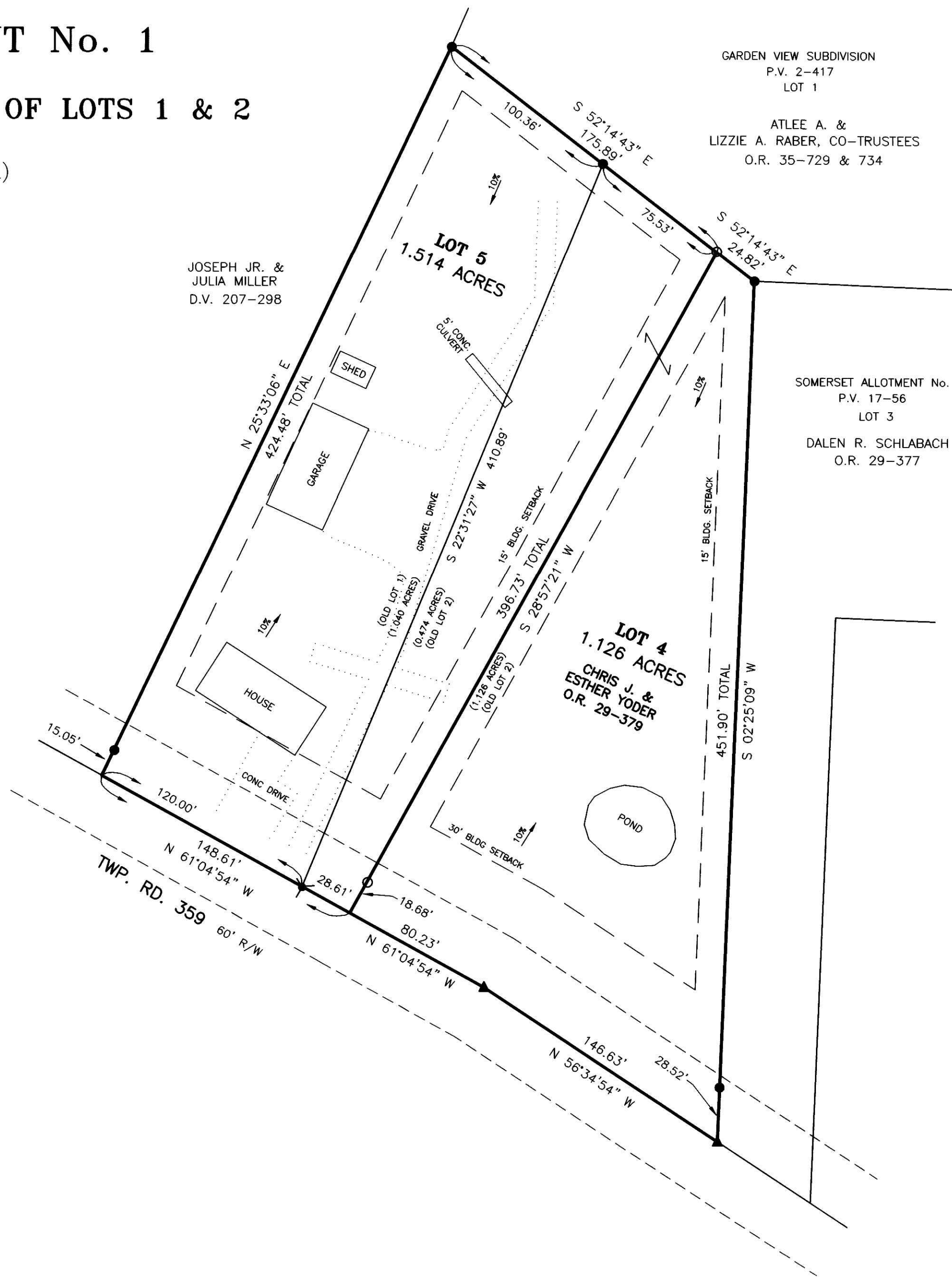
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

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.

ACREAGE IN LOT 2.640 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.640 ACRES



GARDEN VIEW SUBDIVISION
P.V. 2-417
LOT 1

ATLEE A. &
LIZZIE A. RABER, CO-TRUSTEES
O.R. 35-729 & 734

JOSEPH JR. &
JULIA MILLER
D.V. 207-298

SOMERSET ALLOTMENT No. 1
P.V. 17-56
LOT 3

DALEN R. SCHLABACH
O.R. 29-377

Instrument Book Page
200600046656 DR 19 857

200600046656
CHRIS J. YODER
5073 TR 359
MILLERSBURG, OH 44654

NOTE: SIGN IN PERMANENT BLACK INK

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.

Chris J. Yoder 10-20-06
CHRIS J. YODER DATE

Esther Yoder 10-20-06
ESTHER YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled SOMERSET ALLOTMENT No. 1 (P.V. 17-56) REPLAT & RENUMBERING OF LOTS 1 & 2 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.

McFadden 10-20-2006
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.

Michelle Wood 10-20-06
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 as shown hereon.

Dave Haw 10/20/06
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

Christopher K. Young, P.E., P.S. 10/20/2006
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 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.

Paul R. ... 10/23/06
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 Sept. 27, 2006
Donald C. Baker P.S. 6938 DATE

200600046656
Filed for Record in
HOLMES COUNTY OH
SALLY MILLER
11-03-2006 At 03:23 pm.
PLAT MED 43.20
DR Book 19 Page 857 - 857

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

BERLIN TOWNSHIP
1ST. QTR., LOT 21
T-9 N; R-6 W
HOLMES COUNTY, OHIO



SCALE: 1"=50'

DATE: AUG. 21, 2006 FDB\ALG WORK\3\S-574-06\ERZ

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



NOT NECESSARY
November 3, 2006
Jackie Mcke JS