

WILLIAMS ALLOTMENT NO. 2 (P. 2-205) REPLAT & RENUMBERING OF LOTS 6 & 7

GRANTORS:
BEN A. & SUSIE TROYER
8405 T.R. 565
HOLMESVILLE, OH 44633
PH: 330-279-2570

(FINAL)

REFERENCES:

- DEED VOL. 249 PAGE 365
 - DEED VOL. 158 PAGE 41
 - DEED VOL. 237 PAGE 627
 - DEED VOL. 237 PAGE 630
 - DEED VOL. 277 PAGE 404
 - PLAT VOL. 2 PAGE 205
 - PLAT VOL. 14 PAGE 104
- BEARINGS FROM
PLAT VOL. 14 PAGE 321

200700049052
Filed for Record in
HOLMES COUNTY OH
SALLY MILLER
03-27-2007 At 03:16 pm.
PLAT MED 43.20
DR Book 19 Page 974 - 974

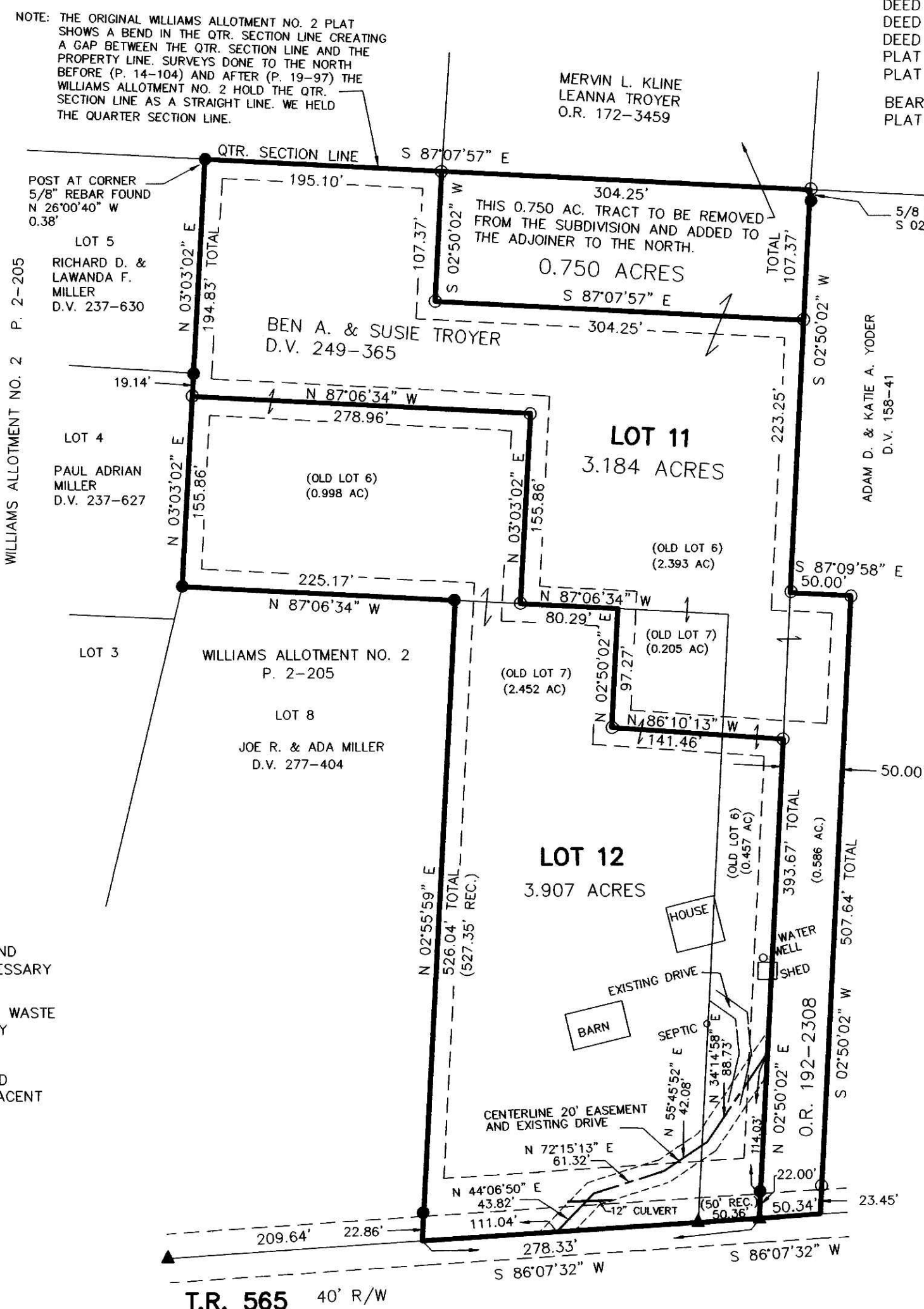
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: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

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

AREA IN LOTS	7.091 ACRES.
AREA IN ROAD DEDICATION	0.000 ACRES.
TOTAL AREA IN ALLOTMENT	7.091 ACRES.
AREA REMOVED FROM LOT 6	0.750 ACRES.
TOTAL AREA	7.841 ACRES.

RESTRICTIVE COVENANTS
(WILLIAMS ALLOTMENT NO. 2, P.2-205)

- 1) THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY OCCUPANT OF ADJACENT OR NEIGHBORING PREMISES.
- 2) THE PROPERTY SHALL BE USED EXCLUSIVELY FOR SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL PURPOSES, AND ANY SINGLE-FAMILY RESIDENCE CONSTRUCTED THEREON SHALL HAVE NOT LESS THAN 1,000 SQUARE FEET OF LIVING SPACE EXCLUSIVE OF PORCHES, BREEZEWAYS, ATTACHED GARAGES AND BASEMENTS. OTHER OUTBUILDINGS SUCH AS GARAGES, BARN, AND STORAGE SHEDS SHALL BE PERMITTED, PROVIDED THAT NO OUTBUILDING MAY BE USED AS A RESIDENTIAL DWELLING AT ANY TIME.
- 3) THERE SHALL BE NO MOBILE HOMES PARKED, USED OR ERECTED ON THE PROPERTY AT ANY TIME.
- 4) NO PERSON OR PERSONS SHALL OCCUPY THE PROPERTY UNTIL WATER AND WASTE DISPOSAL FACILITIES ARE INSTALLED AND APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES AND DEPARTMENTS.
- 5) NO BUILDING OR OTHER STRUCTURE OTHER THAN DRIVEWAYS, WELLS AND WASTE DISPOSAL SYSTEMS SHALL BE LOCATED CLOSER THAN 20 FEET FROM ANY BOUNDARY LINE OF THE PROPERTY.
- 6) THESE BUILDING AND USE RESTRICTIONS SHALL RUN WITH THE LANDS AND SHALL BE ENFORCEABLE BY THE OWNER OF ANY OF THE PROPERTY ADJACENT THERETO THAT IS SIMILARLY RESTRICTED.



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.

Ben A. Troyer 3-5-07
BEN A. TROYER DATE
Susie Troyer 3-05-07
SUSIE TROYER DATE

200700049052
MILLER MAST
& MASON ATTYS
MILLERSBURG OH

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled WILLIAMS ALLOTMENT NO. 2 (P.2-205) REPLAT & RENUMBERING OF LOTS 6 & 7, 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.

Michelle Wood 3/2/07
Michelle Wood DATE
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.

Michelle Wood 3/2/07
Michelle Wood DATE
Holmes Soil and Water Conservation District

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

Paul Parks 3/12/07
Paul Parks DATE
Chairman, County Commissioners

CERTIFICATE OF THE APPROVAL OF PLAT

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

Christopher R. Young 3/2/07
Christopher R. Young DATE
County Engineer

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.

Donald C. Baker 3/6/07
Donald C. Baker DATE
Holmes County Planning Commission

CERTIFICATE OF ACCURACY

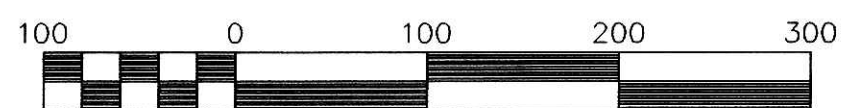
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker FEB. 28, 2007
Donald C. Baker P.S. 6938 DATE

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replatting said lots.

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



Scale 1" = 100'

File name: C:\WORK\S-659-06 (Comp.)\DCB\MLD #88506-Inv.
FDB/AEG DATE: DEC. 21, 2006

PRAIRIE TOWNSHIP
S.E. QTR. SECTION 34
T-14 N; R-13 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 3/27/07
AUDITOR Jackie H. Chen PT