

# ORCHARD SUBDIVISION (FINAL)

AGENT:  
IVAN STUTZMAN  
8052 C.R. 201  
FREDERICKSBURG, OHIO 44627  
PHONE: 330-674-5194

200700052833  
Filed for Record in  
HOLMES COUNTY, OH  
SALLY MILLER  
10-17-2007 At 03:09 pm.  
PLAT MED 43.20  
OR Book 19 Page 1164 - 1164

200700052833  
FRENCH RIDGE  
TITLE  
MILLERSBURG OH

### REFERENCES

DEED VOL. 259 PAGE 715  
DEED VOL. 263 PAGE 264  
O.R. VOL. 190 PAGE 1700  
PLAT VOL. 13 PAGE 184  
PLAT VOL. 14 PAGE 301  
PLAT VOL. 19 PAGE 764

BEARINGS FROM PLAT VOL. 14 PAGE 301

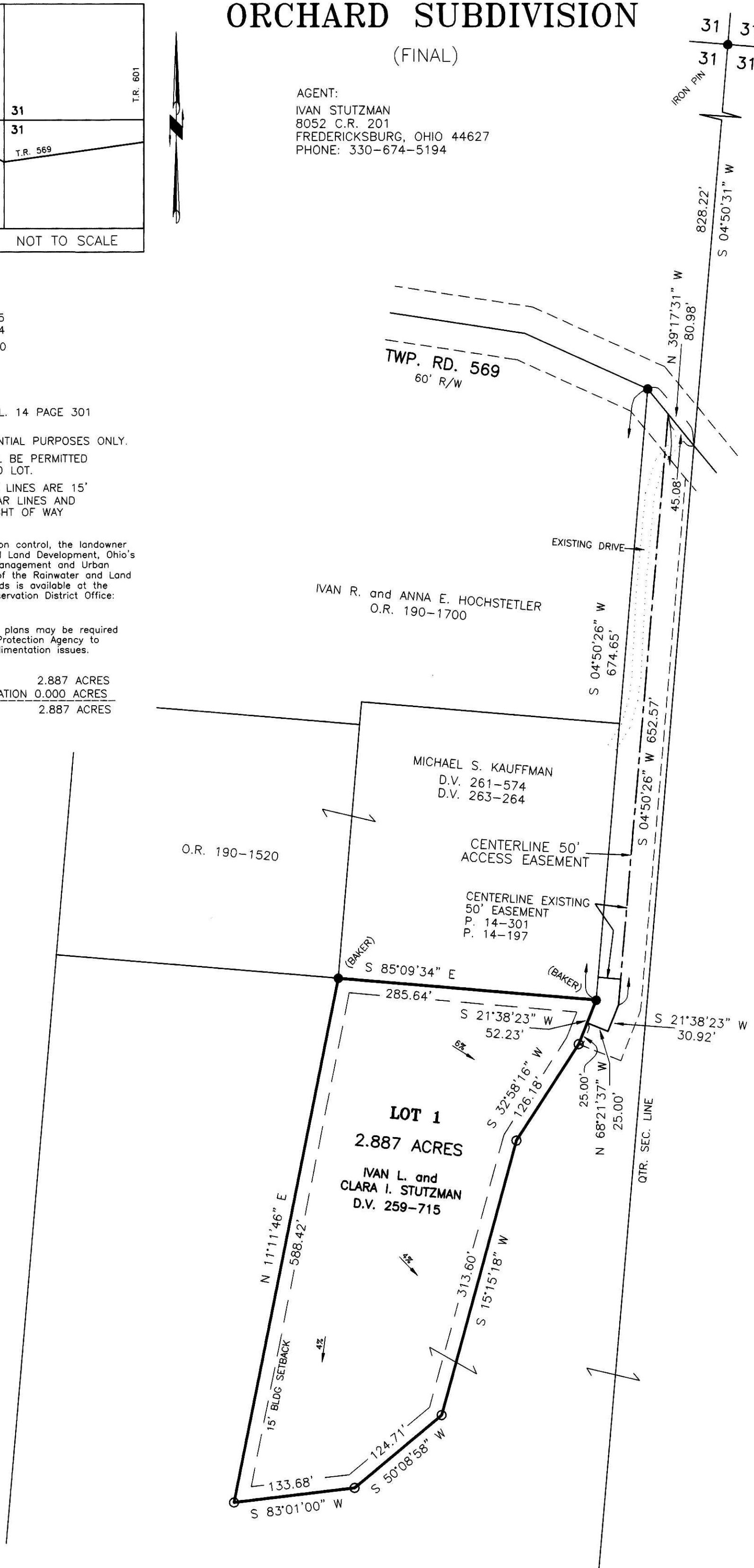
THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED  
WITHOUT REPLATting SAID LOT.

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 2.887 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 2.887 ACRES



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. 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.

*Ivan L. Stutzman* 10/10/07  
IVAN L. STUTZMAN DATE  
*Clara I. Stutzman* 10/10/07  
CLARA I. STUTZMAN DATE

### CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

*Ivan L. Stutzman* 10/10/07  
IVAN L. STUTZMAN DATE  
*Clara I. Stutzman* 10/10/07  
CLARA I. STUTZMAN DATE  
*Michael S. Kauffman* 10/9/07  
MICHAEL S. KAUFFMAN DATE

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled ORCHARD 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

*D. McFadden* 10/10/2007  
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.

*Phyllis Gilmar* 10-10-07  
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 as shown hereon.

*Joe Falls* 10-16-07  
Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

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

*Christopher B. Young, P.E., P.S.* 10/10/2007  
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.

*D. R. Orr* 10/10/07  
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* OCT. 5, 2007  
Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY

DATE 10/17/07

AUDITOR *Jackie McKee*  
LHM



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

SALT CREEK TOWNSHIP  
S.W. QTR. SECTION 31  
T-15 N; R-12 W  
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: AUG. 23, 2007 KES\DB WORK3\S-515-07\ERZ

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