

COBLENTZ DRIVE ALLOTMENT

REPLAT NO. 1

REPLAT OF COBLENTZ DRIVE ALLOTMENT (P.15-103) LOTS 1 & 2 (FINAL)

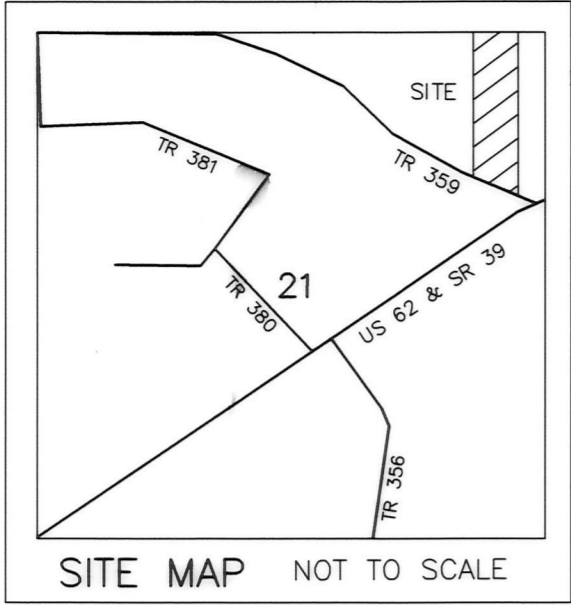
201600102382

B: 19 P: 3102
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
11/15/2016 3:06 PM
PLAT MED. 48.20
PAGES: 1

TRANSFER NOT NECESSARY

DATE Nov 15, 2016

AUDITOR Jack Wickham, PT

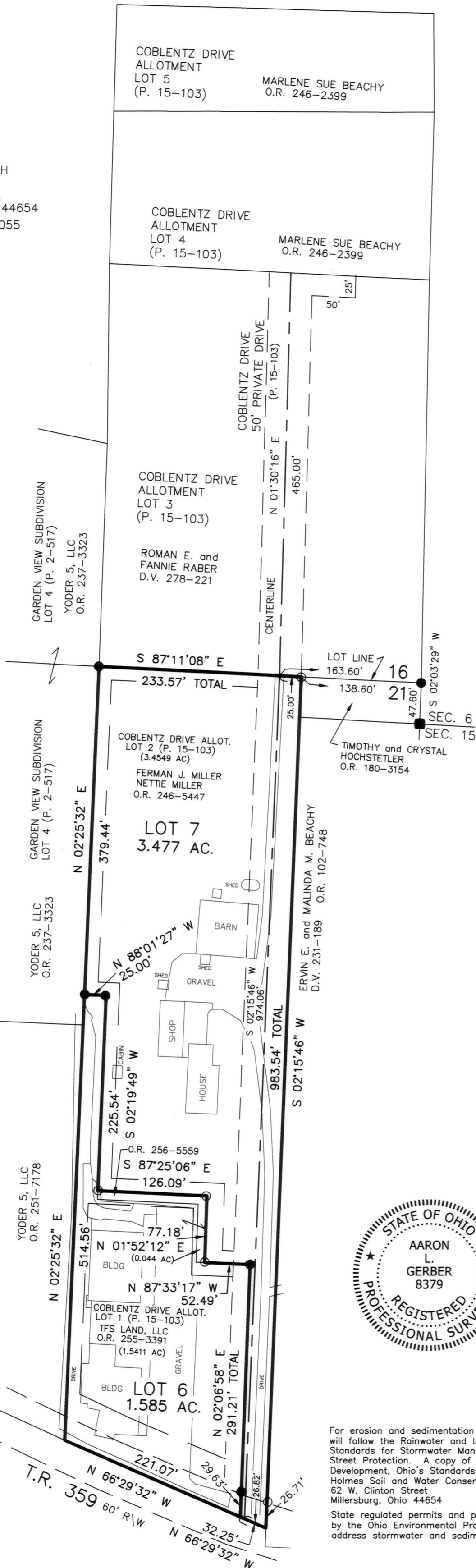


AGENT:
ROBERT MILLER, JR., P.E.
TEKTON ENGINEERING, LLC
P.O. BOX 347
BERLIN, OHIO 44610
PHONE: 330-893-0230

AGENT:
ATTY. GARRETT ROACH
CRITCHFIELD
138 E. JACKSON ST.
MILLERSBURG, OHIO 44654
PHONE: 330-674-3055

REFERENCES

O.R. VOL. 246 PAGE 5447
O.R. VOL. 251 PAGE 7178
O.R. VOL. 255 PAGE 3391
O.R. VOL. 256 PAGE 5559
PLAT VOL. 7 PAGE 149
PLAT VOL. 15 PAGE 103
PLAT VOL. 2 PAGE 517
BEARINGS FROM
PLAT VOL. 2 PAGE 517



THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.

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

ACREAGE IN LOT 5.062 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 5.062 ACRES

SEE P. 15-103 FOR MAINTENANCE AGREEMENT

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



SCALE: 1"=100'

DATE: JUNE 24, 2016

ALG\KES WORKS\5-210-16



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.

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 line.

Ferman J. Miller 10/19/16
FERMAN J. MILLER DATE

Nettie Miller 10-25-16
NETTIE MILLER DATE

Edwin Weaver TFS Land 10-25-16
TFS LAND, LLC DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 3, 4, 5, 6, & 7 their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

Ferman J. Miller 10-25-16
FERMAN J. MILLER DATE

Nettie Miller 10-25-16
NETTIE MILLER DATE

Edwin Weaver TFS Land 10-25-16
TFS LAND, LLC DATE

Marlene Sue Beachy 10-25-16
MARLENE SUE BEACHY DATE

Roman Raber 10-25-16
ROMAN E. RABER DATE

Fannie E. Raber 10-25-16
FANNIE RABER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled COBLENTZ DRIVE ALLOTMENT REPLAT NO. 1 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.

Michael Dave WBA 11/1/2016
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.

James J. Hauen 11/1/16
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.

Raymond D. Fisher 11/04/16
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Christina R. Young, P.E., P.S. 10/31/16
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 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.

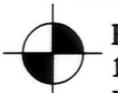
Aaron L. Gerber 11/8/16
Holmes County Planning Commission DATE

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.

A-L-Ger 7-1-16
Aaron L. Gerber, P.S. 8379 DATE

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



BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027
EMAIL: bakersurveying@gmail.com