

# HEIDELBERG MANOR ESTATES No. 2 at GILEAD'S BALM

## REPLAT OF LOT 4 (P.V. 15-113) & REPLAT OF LOT 6 (P.V. 19-1087)

(FINAL)

AGENT:  
 BERNIE TORRENCE  
 5734 C.R. 203  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-674-2632

201600102448  
 B: 19 P: 3108  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 11/17/2016 2:57 PM  
 PLAT MED. 43.20  
 PAGES: 1

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.

*Kathleen Torrence* 3-2-16  
 KATHLEEN TORRENCE DATE

*Yvonne J. Torrence* 3-2-16  
 YVONNE J. TORRENCE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled HEIDELBERG MANOR ESTATES No. 2 at GILEAD'S BALM, REPLAT OF LOT 4 & REPLAT OF LOT 6 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.

*Neil Ed* 3-2-16  
 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* 3-2-16  
 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.

*Joe Miller* 3/7/2016  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.

*Christopher R. Young P.E., P.S.* 3/2/16  
 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 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.

*And Ol* 3/7/16  
 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.

*Donald C. Baker* 2/2/2016  
 Donald C. Baker P.S. 6938 DATE

- REFERENCES  
 DEED VOL. 268 PAGE 47  
 O.R. VOL. 216 PAGE 369  
 PLAT VOL. 15 PAGE 113  
 PLAT VOL. 16 PAGE 321  
 PLAT VOL. 17 PAGE 16  
 PLAT VOL. 19 PAGE 1073  
 PLAT VOL. 19 PAGE 1087  
 BEARINGS FROM  
 PLAT VOL. 15 PAGE 113

### RESTRICTIVE COVENANTS

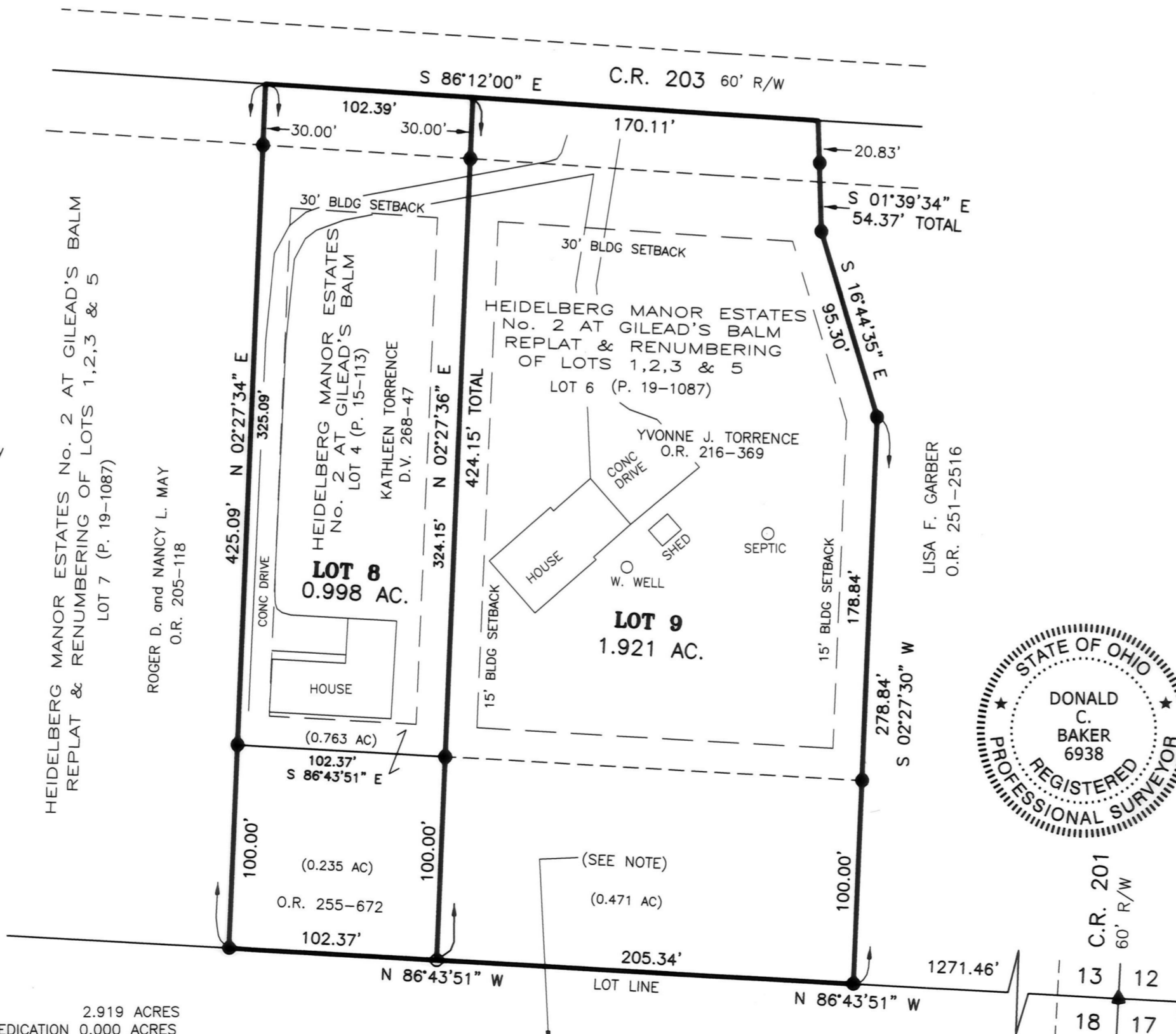
- Each lot in this subdivision shall be used exclusively for residential & commercial purposes. A garage to house a minimum of two (2) vehicles shall be attached to the dwelling house, and said garage doors shall not face C.R. 203.
- The developer, or his/her successor, reserve the right to approve the exterior design and plan of the house and the site location of the structure on the lot. All plans, specifications and drawings for the structures shall have the written approval of the developer prior to the commencing construction.
- The dwelling house or garage erected on any lot herein shall not be constructed of concrete block, poured concrete, or any other common building or masonry tile above the basement level. The restriction is not intended to preclude a brick or stone veneer.
- No lot platted herein shall be used for any purpose or in such a way which may endanger the health or unreasonably disturb the peaceful occupancy of an adjacent or neighboring premises.
- No motor vehicle which does not bear a current license plate shall be allowed to remain outside of a completely enclosed garage on the premises.
- A storage building shall be permitted on the lot on the condition that the structure is permanent, and the structure shall be compatible with the architectural design of the dwelling house. The storage building shall not be situated on the lot between the dwelling house and C.R. 203. The storage building plans must have the approval of the developer.
- There shall be no fencing of any kind anywhere on the lot between the dwelling house and C.R. 203. Any fencing in the rear of lots shall have plan approval by the developer.
- The driveway must be hard surfaced no later than two (2) years from the date in which the dwelling house is completed.

THESE LOTS ARE FOR RESIDENTIAL AND 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 2.919 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 2.919 ACRES



NOTE:  
 THE 0.235 AC. & 0.471 AC. TRACTS WILL BE RESTRICTED TO BUILDING AND WILL BE AN AREA OF GREEN SPACE AND BE USED AS A PASTURE AREA. A PERMANENT, RECORDABLE EASEMENT WILL BE PROVIDED TO THE PURCHASERS OF LOTS 8 & 9 TO PERMIT THE INSTALLATION AND OR REPLACEMENT OF ANY PART OF AN ON-SITE SEWAGE DISPOSAL SYSTEM THAT MIGHT BE NECESSARY IN ORDER FOR THE ON SITE SEWAGE DISPOSAL SYSTEM TO MEET ALL REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH REGULATION 801.



SCALE: 1"=60'  
 DATE: FEB. 2, 2016 FDB\ALG WORK4\S-653-15

- ▲ 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"

TRANSFER NOT NECESSARY

DATE 11-17-16  
 AUDITOR *Jackie Miller*

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

BERLIN TOWNSHIP  
 1ST. QTR., LOT 13  
 T-9 N; R-6 W  
 HOLMES COUNTY, OHIO