

J & J SUBDIVISION (FINAL)

AGENT:
ART YODER
C/O ATTY. MAX MILLER
MILLER, MAST, MASON & BOWLING, LTD.
THE LINCOLN BUILDING
88 SOUTH MONROE STREET
MILLERSBURG, OHIO 44654
PHONE: 330-674-7070

REFERENCES
DEED VOL. 261 PAGE 876
DEED VOL. 277 PAGE 43
O.R. VOL. 207 PAGE 676
O.R. VOL. 209 PAGE 3323
PLAT VOL. 12 PAGE 789
PLAT VOL. 16 PAGE 343
PLAT VOL. 17 PAGE 695
BEARINGS FROM
PLAT VOL. 16 PAGE 343

201700105392
B: 19 P: 3222
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/01/2017 2:58 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.
John A. Yoder, Trustee 4/10/17
DATE

Arthur J. Yoder 4/10/17
DATE
ARTHUR J. YODER
Jolane Yoder 4/10/17
DATE
JOLANE YODER

CERTIFICATE OF DEDICATION OF COMMON ACCESS ROAD
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the shown 50' Common Access Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.
John A. Yoder, Trustee 4/10/17
DATE
JOHN A. YODER, TRUSTEE
DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled J & J 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.
Michelle Wood 4/5/2017
DATE
Health Commissioner

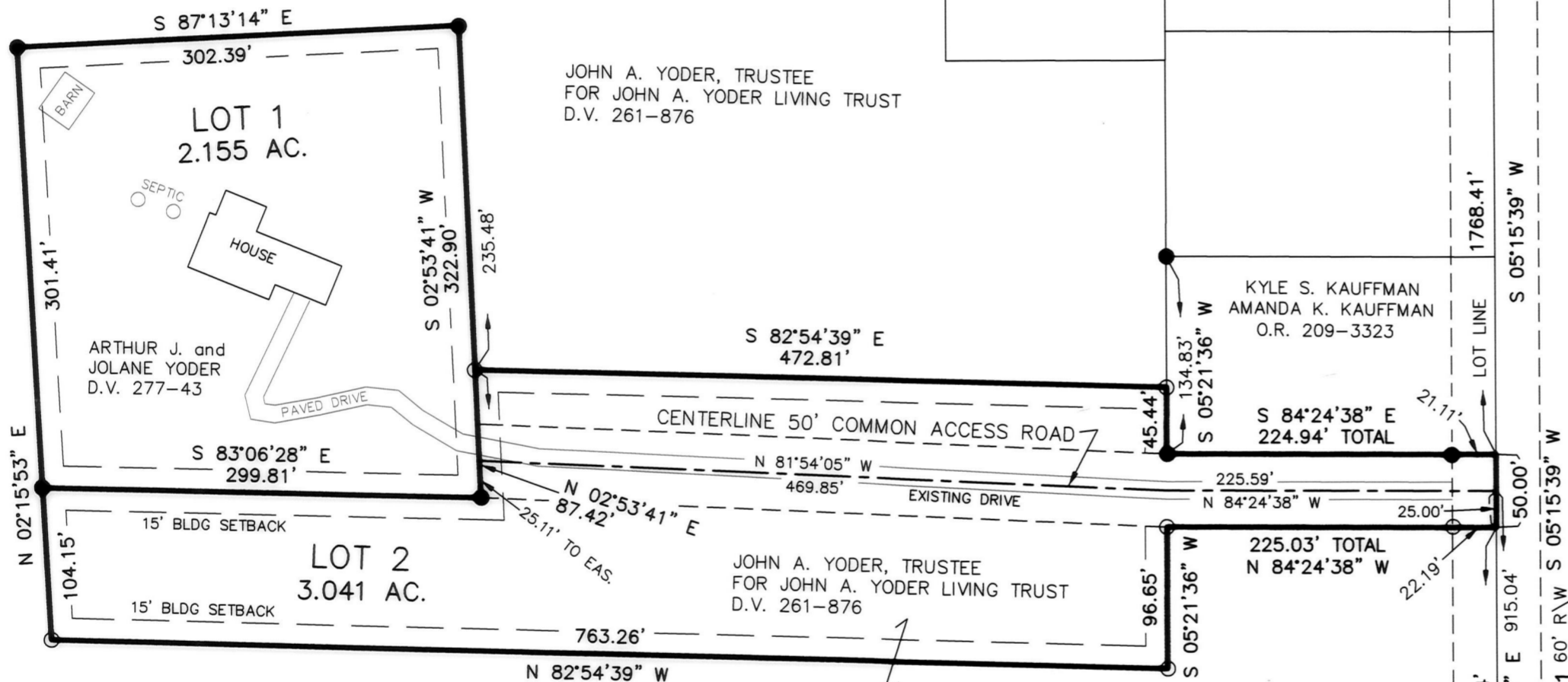
CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT
I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.
Michelle Wood 4-5-17
DATE
Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
Donald C. Baker, P.S. 6938 4/5/17
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 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.
Chairman, Planning Commission 4/11/17
DATE
Holmes County Planning Commission

CERTIFICATE OF ACCURACY
Donald C. Baker 3-16-2017
DATE
Donald C. Baker P.S. 6938
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.



THESE LOTS ARE FOR RESIDENTIAL 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

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 LOTS 5.196 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 5.196 ACRES

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 2 OF THE J & J SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON ACCESS ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS ROAD.



DATE: FEB. 13, 2017 FDB\KES WORK4\S-8B-17

- ▲ 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"

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

BERLIN TOWNSHIP
1ST. QTR., LOT 23
T-9 N; R-6 W
HOLMES COUNTY, OHIO

TRANSFER NOT NECESSARY
DATE 6-1-17
AUDITOR *J. Miller*