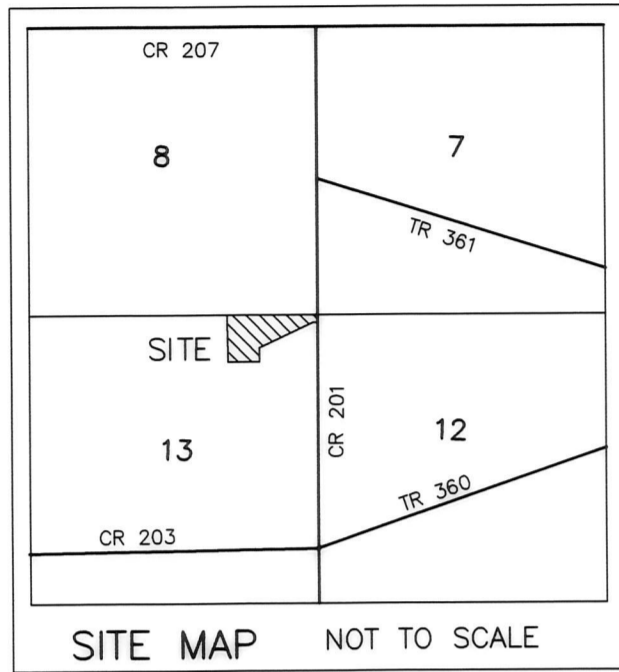


201700108024
 B: 19 P: 3346
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 11/22/2017 12:36 PM
 PLAT MED. 43.20
 PAGES: 1

WESTFIELD ACRES (FINAL)



AGENT:
 MARY KUHNS
 4122-A C.R. 207
 MILLERSBURG, OHIO 44654
 PHONE: 330-763-4284

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.
Mary R. Troyer 11-16-17
 MARY R. TROYER DATE

Betty R. Troyer 11-16-17
 BETTY R. TROYER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Mary R. Troyer 11-16-17
 MARY R. TROYER DATE

Betty R. Troyer 11-16-17
 BETTY R. TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled WESTFIELD ACRES 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.

Michael Durr MBA 11/16/2017
 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.

[Signature] 11/16/17
 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.

[Signature] 11/16/17
 Chairman, County Commissioners DATE

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

Christopher R. Young 11-16-17
 County Engineer DATE

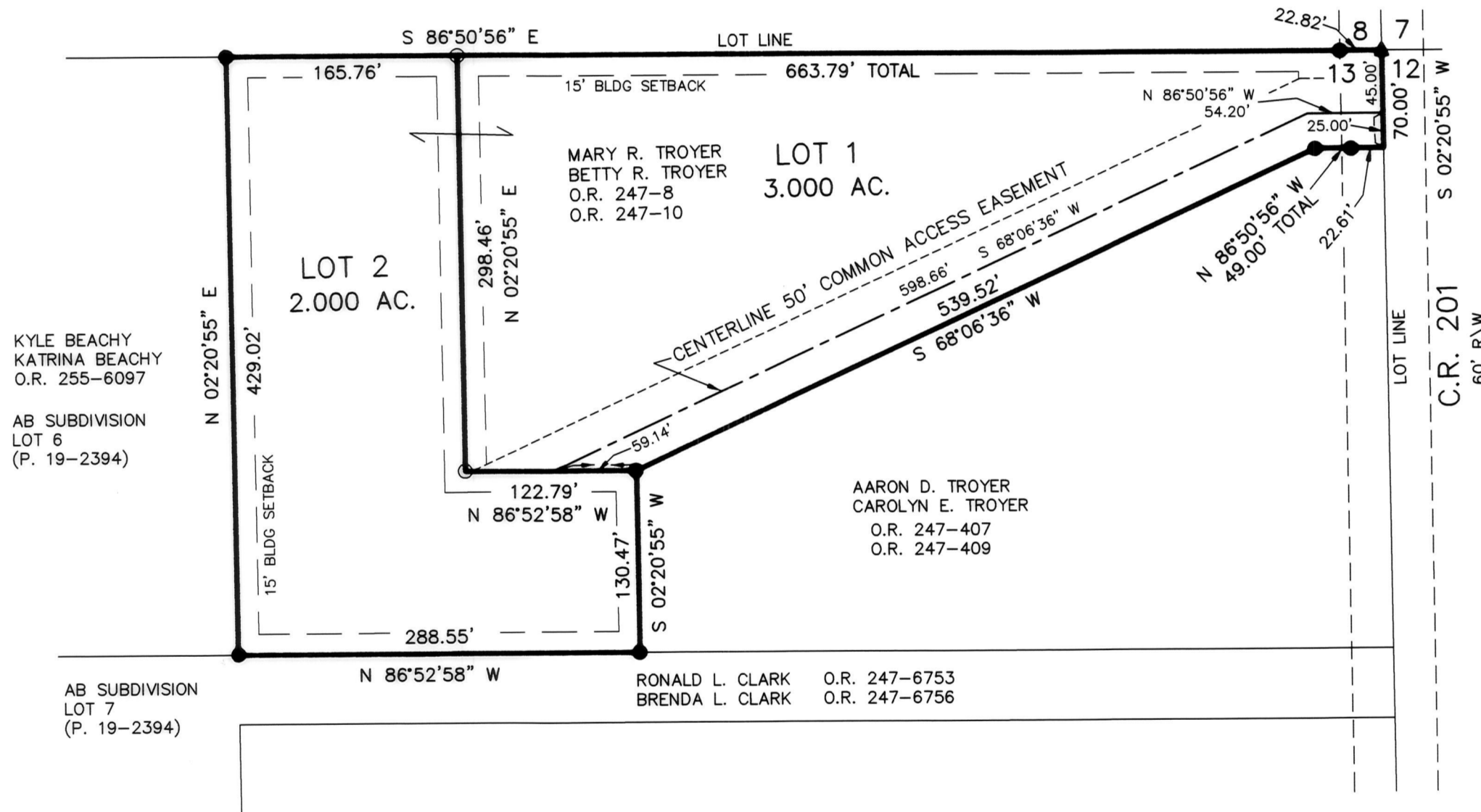
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

[Signature] 11/16/17
 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 11/15/2017
 Donald C. Baker P.S. 6938 DATE

REFERENCES
 O.R. VOL. 247 PAGE 10
 PLAT VOL.19 PAGE 2394
 PLAT VOL.19 PAGE 2394
 PLAT VOL.19 PAGE 2360
 BEARINGS FROM
 PLAT VOL.19 PAGE 2360



KYLE BEACHY
 KATRINA BEACHY
 O.R. 255-6097

AB SUBDIVISION
 LOT 6
 (P. 19-2394)

AB SUBDIVISION
 LOT 7
 (P. 19-2394)

AARON D. TROYER
 CAROLYN E. TROYER
 O.R. 247-407
 O.R. 247-409

RONALD L. CLARK O.R. 247-6753
 BRENDA L. CLARK O.R. 247-6756

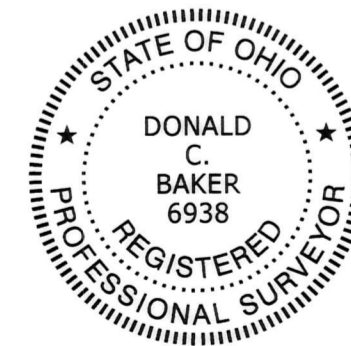
THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

ACREAGE IN LOTS 5.000 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 5.000 ACRES

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 and 2 OF THE WESTFIELD ACRES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.



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.

BAKER SURVEYING, LLC
 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



SCALE: 1"=100'

DATE: OCT. 10, 2017 KES\VDJ WORK4\S-510-17

- ▲ 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"

TRANSFER NOT NECESSARY
 DATE Nov. 22, 2017
 AUDITOR Jacqie McKee-P