

ORV 264 TGS 5110, 5119, 5121

WINDY RIDGE SUBDIVISION

(FINAL)

MASTER PLAT

- ACTION 1) CONVEY A 0.029 ACRE BUILDING SETBACK EASEMENT FROM MT. HOPE FARMS, LLC TO DAN H. BURKHOLDER and NIVA BURKHOLDER
- ACTION 2) RECORD SUBDIVISION PLAT WITH THE SAID 0.029 ACRE BUILDING SETBACK EASEMENT BEING ADDED TO LOT 1 FOR THE PURPOSE OF HAVING THE REQUIRED 15' OFF THE GARAGE AS SHOWN ON THIS PLAT
- ACTION 3) TRANSFER DEED FOR NEW LOT 1
- ACTION 4) TRANSFER DEED FOR NEW LOT 2

TRANSFER NOT NECESSARY

DATE July 23, 2018

AUDITOR Jackie McCreary

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.

Dan H. Burkholder 5-22-18
 DAN H. BURKHOLDER DATE

Niva Burkholder May 22-18
 NIVA BURKHOLDER DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS 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.

Dan H. Burkholder 5-22-18
 DAN H. BURKHOLDER DATE

Niva Burkholder May 22-18
 NIVA BURKHOLDER DATE

David A. Troyer 5-22-18
 DAVID A. TROYER DATE

Tina Troyer 5-22-18
 TINA TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled WINDY RIDGE 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.

Michael Dew MBA 5/24/2018
 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.

Michael Dew MBA 5/24/18
 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.

Robert Bell 6/1/18
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Michael Dew MBA 5/23/18
 County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

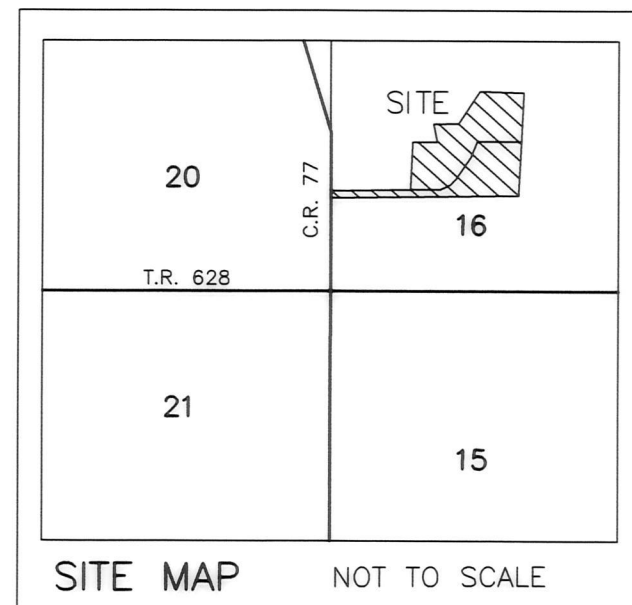
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in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

Andy Baker 6/7/18
 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 MAY 1, 2018
 Donald C. Baker P.S. 6938 DATE



AGENT:
 DAN H. BURKHOLDER
 7312 C.R. 77
 WINESBURG, OHIO 44690
 PHONE: 330-600-0511

REFERENCES

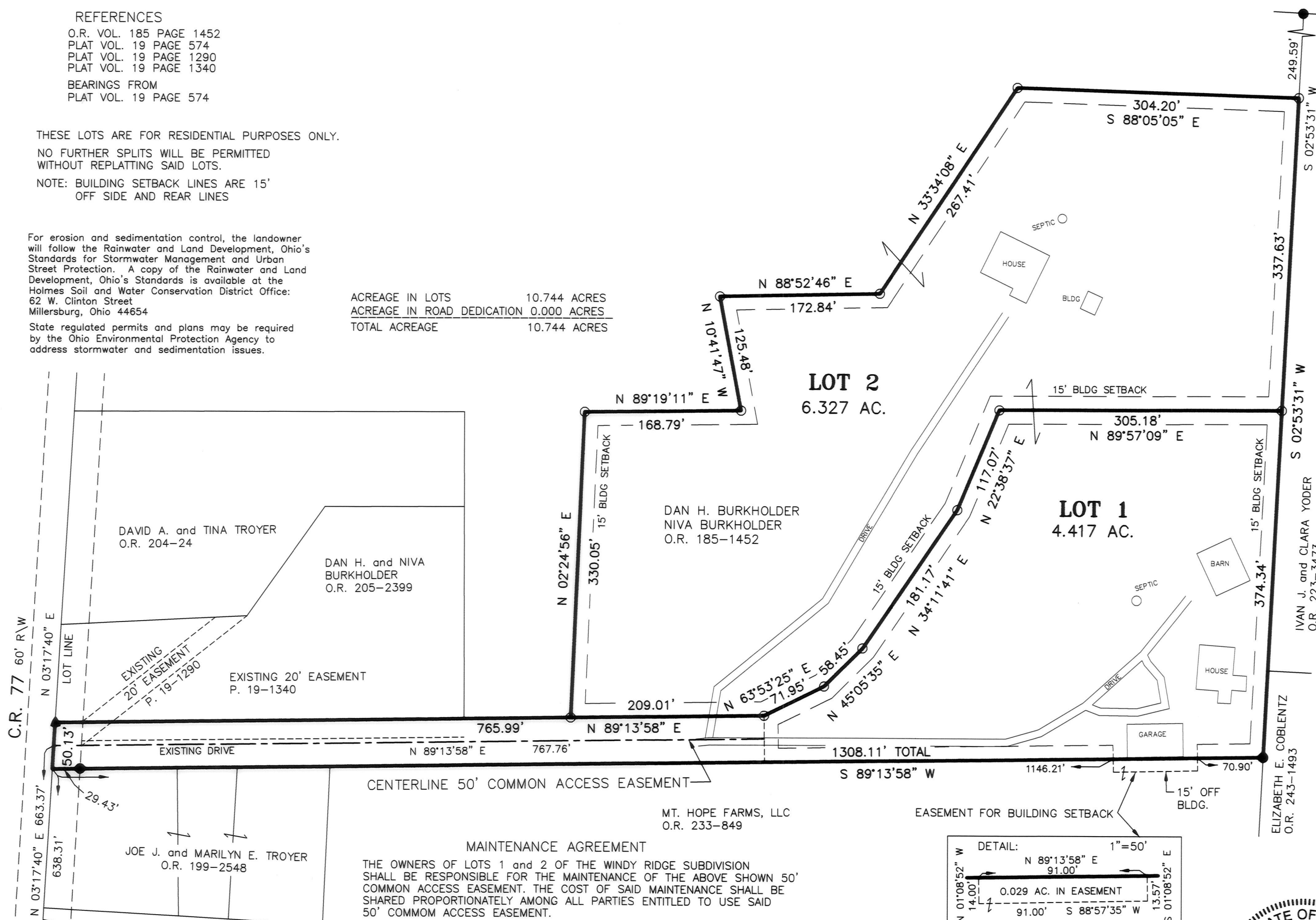
- O.R. VOL. 185 PAGE 1452
- PLAT VOL. 19 PAGE 574
- PLAT VOL. 19 PAGE 1290
- PLAT VOL. 19 PAGE 1340
- BEARINGS FROM
 PLAT VOL. 19 PAGE 574

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

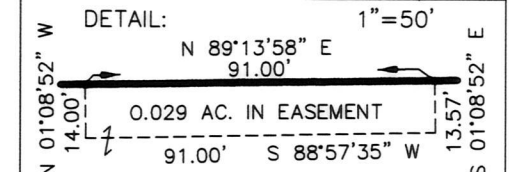
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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	10.744 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	10.744 ACRES



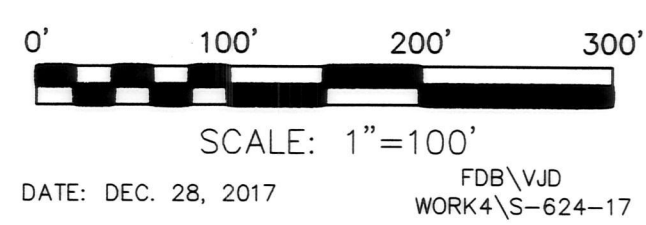
MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 1 and 2 OF THE WINDY RIDGE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.



2016 T.R. 628
 2115 40' R/W

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

SALT CREEK TOWNSHIP
 3RD. QTR., LOT 16
 T-10 N; R-5 W
 HOLMES COUNTY, OHIO



- ▲ 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"

