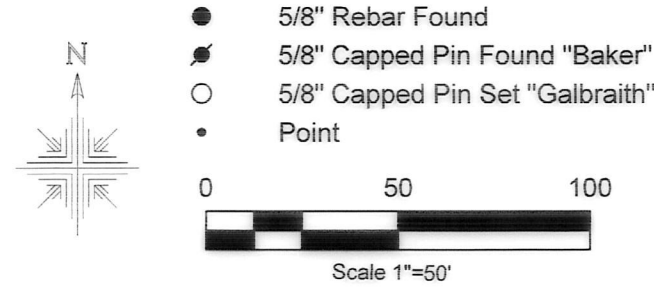


Walnut Creek Township
S.E. Qtr. Section 25
T-9 N; R-4 W
Holmes County, Ohio

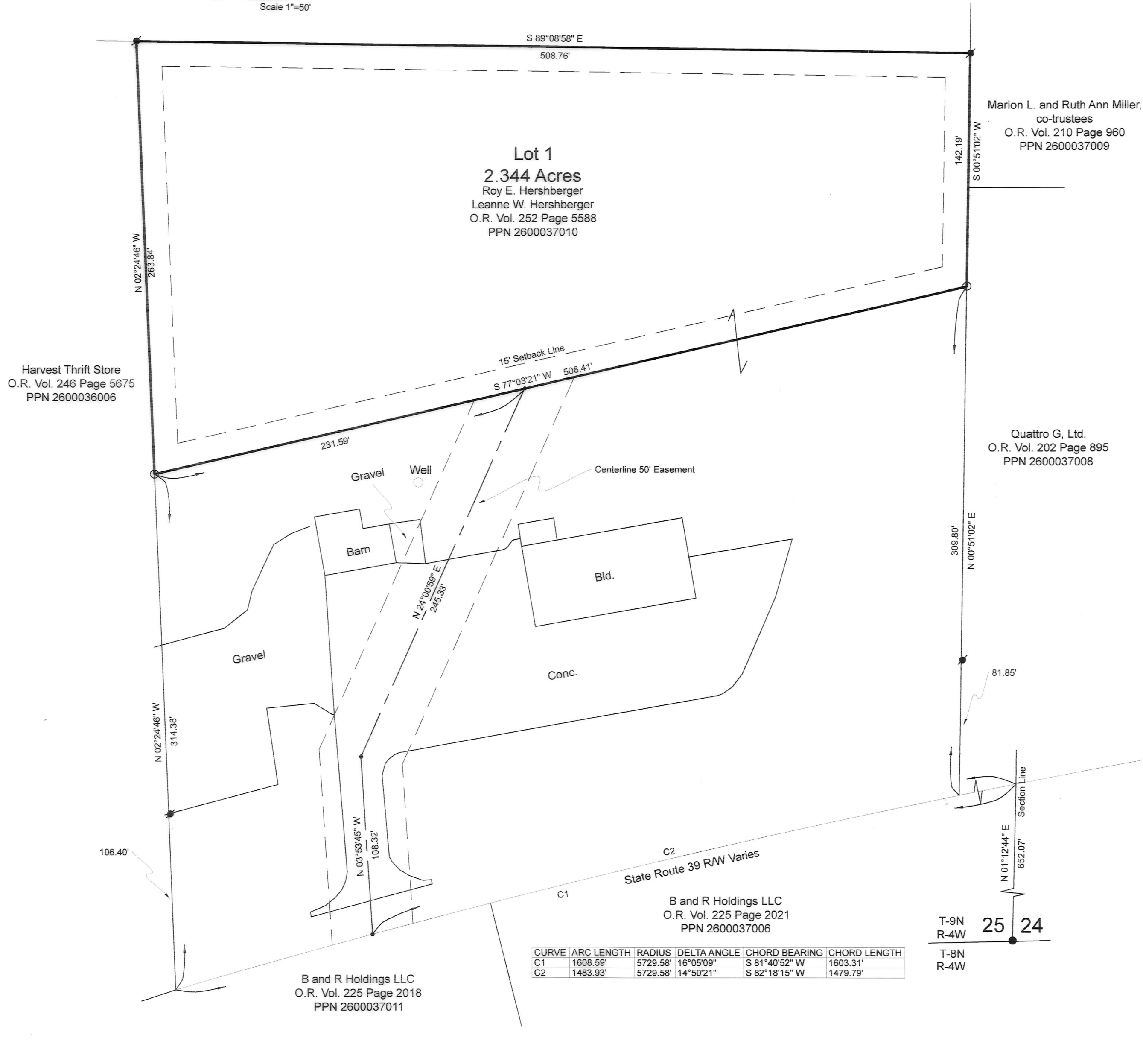
SURVEYED FOR: Roy Hershberger
1885 State Route 39
Sugarcreek, OH 44681

(Final)
HARVEST VALLEY SUBDIVISION

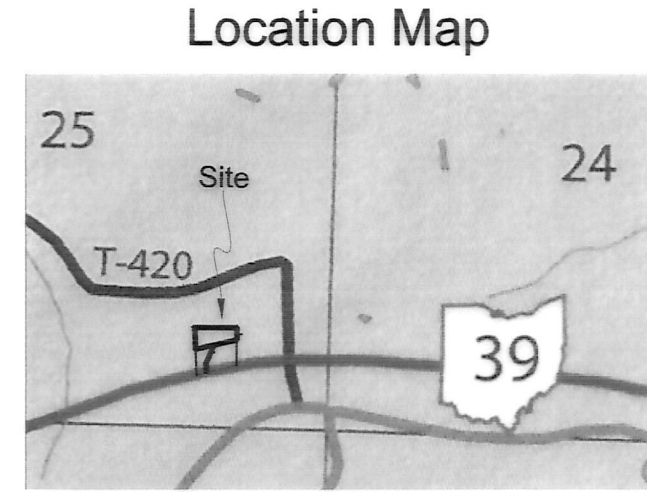
201800112719
B: 19 P: 3575
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
09/26/2018 11:11 AM
PLAT MED: 43.20
PAGES: 1



Orin J. Mast
Anna Lisa Mast
O.R. Vol. 247 Page 4916
PPN 2600037007



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1608.59'	5729.58'	16°05'09"	S 81°40'52" W	1603.31'
C2	1483.93'	5729.58'	14°50'21"	S 82°18'15" W	1479.79'



No Scale

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby 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.

Roy E. Hershberger 9-19-18
Roy E. Hershberger DATE

Leanne W. Hershberger 9-19-18
Leanne W. Hershberger DATE

REFERENCES:

Tax Maps
Deed Volumes and Official Records as listed
Plat Vol.2 Page 458

NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.
- (2) Iron pins indicated (set) are 5/8" rebar with a orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards are available at the Holmes Soil and Water Conservation District Office:
62 W. Clinton Street
Millersburg, Ohio 44654

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Harvest Valley 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 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 Dew MBA 9/20/18
MICHAEL DEW, COUNTY 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.

Roy E. Hershberger 9/19/18
ROY E. HERSHBERGER, HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

Robert Z. Ault 9/12/18
ROBERT Z. AULT, CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Michael Young, P.E., P.S. 9/19/18
MICHAEL YOUNG, 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Andrew 9/19/18
ANDREW, HOLMES COUNTY PLANNING COMMISSION DATE

Area in Lot 2.344 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 2.344 Acres

State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

- (4) Building setback lines are thirty (30) Feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) These Lots are used for residential purposes.
- (6) No further splits will be permitted without replatting said lots.
- (7) No additional Lots shall be approved by the Holmes County Planning Commission for a 2 year time period from the date of the approval of the preliminary plat

CERTIFICATE OF DEDICATION OF EASEMENT

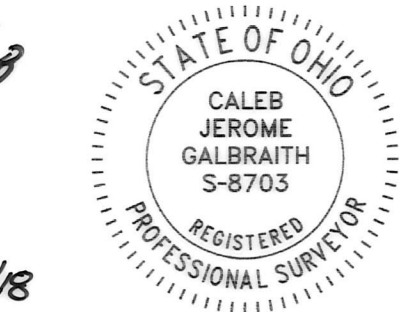
We, the Undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Roy E. Hershberger 9-19-18
ROY E. HERSHBERGER DATE

Leanne W. Hershberger 9-19-18
LEANNE W. HERSHBERGER DATE

Maintenance Agreement

The owners of Lot 1 within this subdivision shall be responsible for the Maintenance of shown 50' easement. The cost of said maintenance shall be shared Proportionately among all parties entitled to use said easement and choose to do so.



CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith
Caleb Jerome Galbraith P.S. 8703
Date: July 26, 2018
Job ID: 6218
Pioneer Surveying & Services, LLC
4090 Township Road 271
Killbuck, Ohio 44637
Phone: 330-276-0220
Email: caleb@pioneersurveyingandservices.com

