

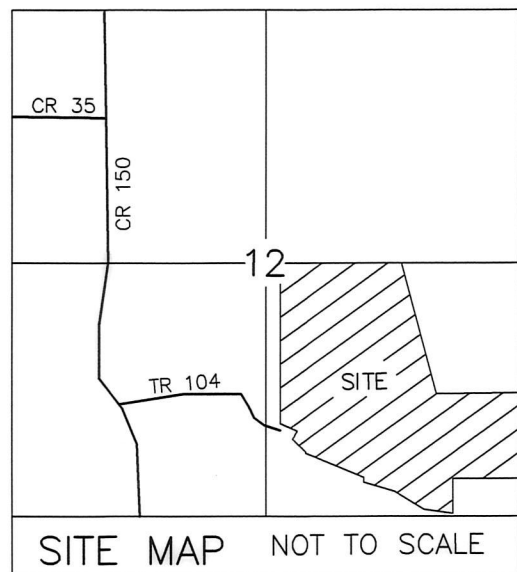
TRANSFER NOT NECESSARY

DATE 3/22/19
 AUDITOR Jackie McKee-DT

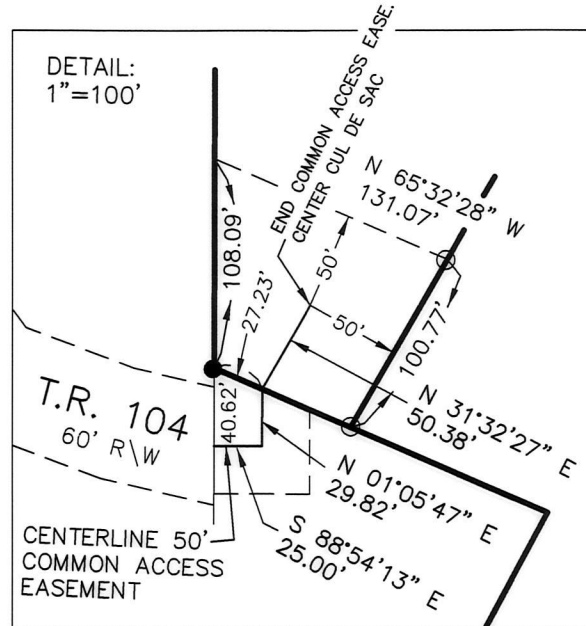
MECHANIC TOWNSHIP SUBDIVISION NO. 1 (FINAL)

MECHANIC TOWNSHIP
 S.E. QTR. SECTION 12
 T-8 N; R-7 W
 HOLMES COUNTY, OHIO

AGENT:
 TIM MILLER
 KAUFMAN REALTY
 P.O. BOX 422
 SUGAR CREEK, OHIO 44681
 PHONE: 740\502-6786



REFERENCES
 O.R. VOL. 11 PAGE 233
 O.R. VOL. 38 PAGE 255
 PLAT VOL. 16 PAGE 757
 PLAT VOL. 16 PAGE 283
 PLAT VOL. 9 PAGE 71
 BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83



0 200 400

SCALE: 1"=200'

- ▲ CONCRETE MONUMENT
- STONE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

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.

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 2 OF THE MECHANIC TOWNSHIP SUBDIVISION NO 1 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.

F. CHRISTOPHER and KAREN M. OEHL, THEIR HEIRS AND ASSIGNS, ARE EXEMPT FROM ANY MAINTENANCE COST OF THE HEREON SHOWN COMMON ACCESS EASEMENT.

LAKE BUCKHORN PROPERTY OWNERS
 ASSOCIATION, INC.
 D.V. 168-103

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.

Charles V. Straits 3-8-19
 CHARLES V. STRAITS DATE
Janet J. Straits 3-8-19
 JANET J. STRAITS DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the shown 50' Common Access Easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

Charles V. Straits 3-8-19
 CHARLES V. STRAITS DATE
Janet J. Straits 3-8-19
 JANET J. STRAITS DATE
F. Christopher Oehl 2-26-19
 F. CHRISTOPHER OEHL DATE
Karen M. Oehl 2-28-19
 KAREN M. OEHL DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled MECHANIC TOWNSHIP SUBDIVISION NO. 1 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 3/21/2019
 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] 3/21/19
 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] DATE
 Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 3/7/19
 County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

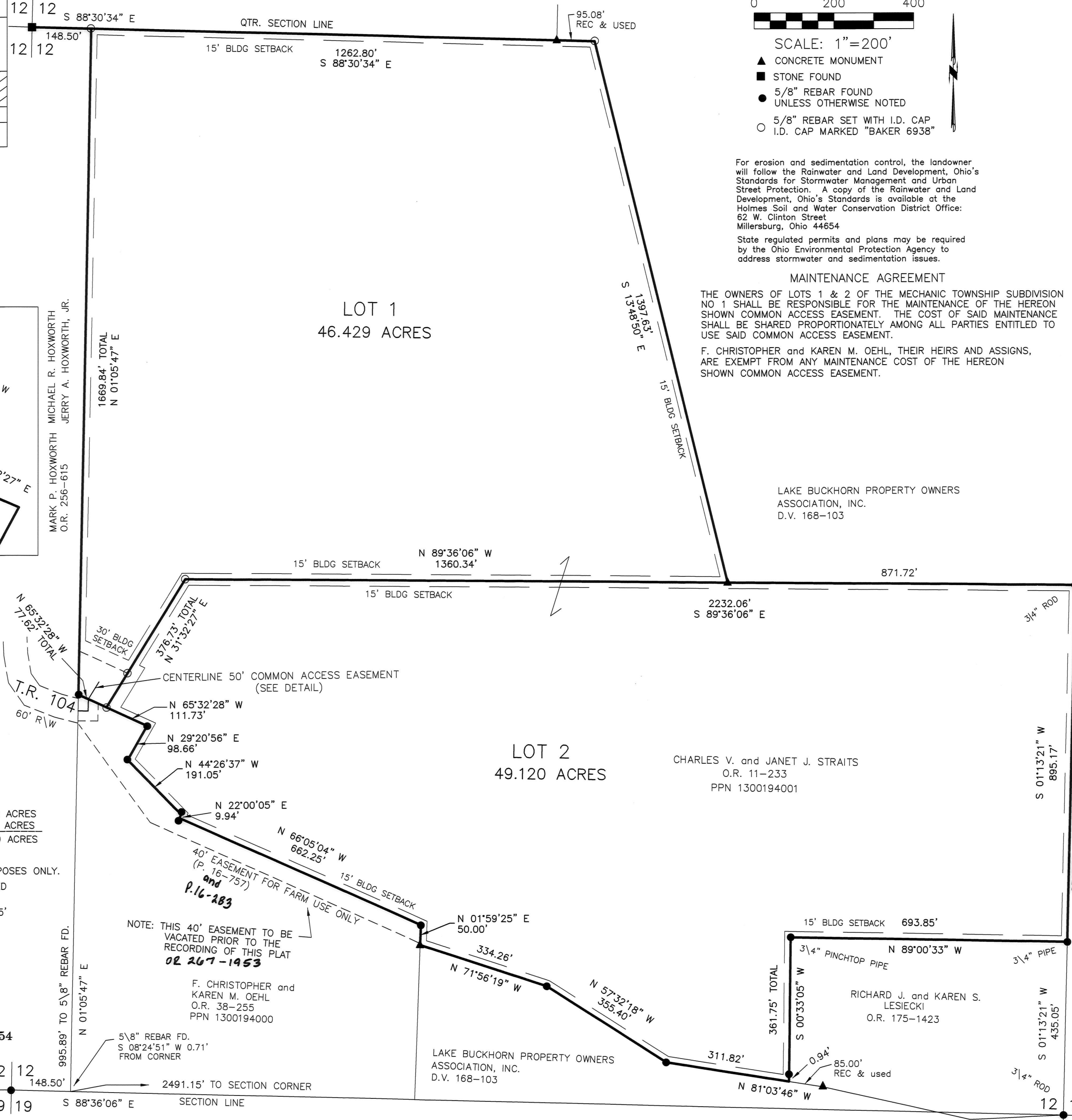
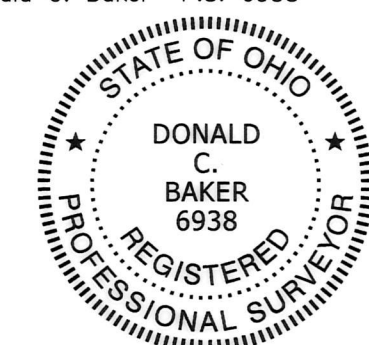
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the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

[Signature] DATE
 Holmes County Planning Commission

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 2-14-2019
 Donald C. Baker P.S. 6938 DATE



ACREAGE IN LOTS 95.549 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 95.549 ACRES

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 30' OFF ROAD RIGHT OF WAY

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 FAX 330-674-6027
 WORKS-525-18
 ALG\DCB\KES
 DATE: JAN. 14, 2019

NOTE: THIS 40' EASEMENT TO BE VACATED PRIOR TO THE RECORDING OF THIS PLAT
 02 267-1953

40' EASEMENT FOR FARM USE ONLY
 (P. 16-757)
 P. 16-283

F. CHRISTOPHER and KAREN M. OEHL
 O.R. 38-255
 PPN 1300194000

LAKE BUCKHORN PROPERTY OWNERS ASSOCIATION, INC.
 D.V. 168-103

CHARLES V. and JANET J. STRAITS
 O.R. 11-233
 PPN 1300194001

RICHARD J. and KAREN S. LESIECKI
 O.R. 175-1423