

PineMills Subdivision

(FINAL)

AGENT:
 JR. MILLER
 KAUFMAN REALTY
 P.O. BOX 422
 SUGARCREEK, OH 44681
 PHONE: 330-231-1914

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 2.567 ACRE PARCEL
- ACTION 2) CONVEY LOTS 1, 2, 3, 4 AND 5

REFERENCES

DEED VOL. 179 PAGE 546
 O.R. VOL. 270 PAGE 6885
 O.R. VOL. 254 PAGE 4515
 O.R. VOL. 233 PAGE 2168
 BEARINGS FROM OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE,
 N.A.D. 83

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.

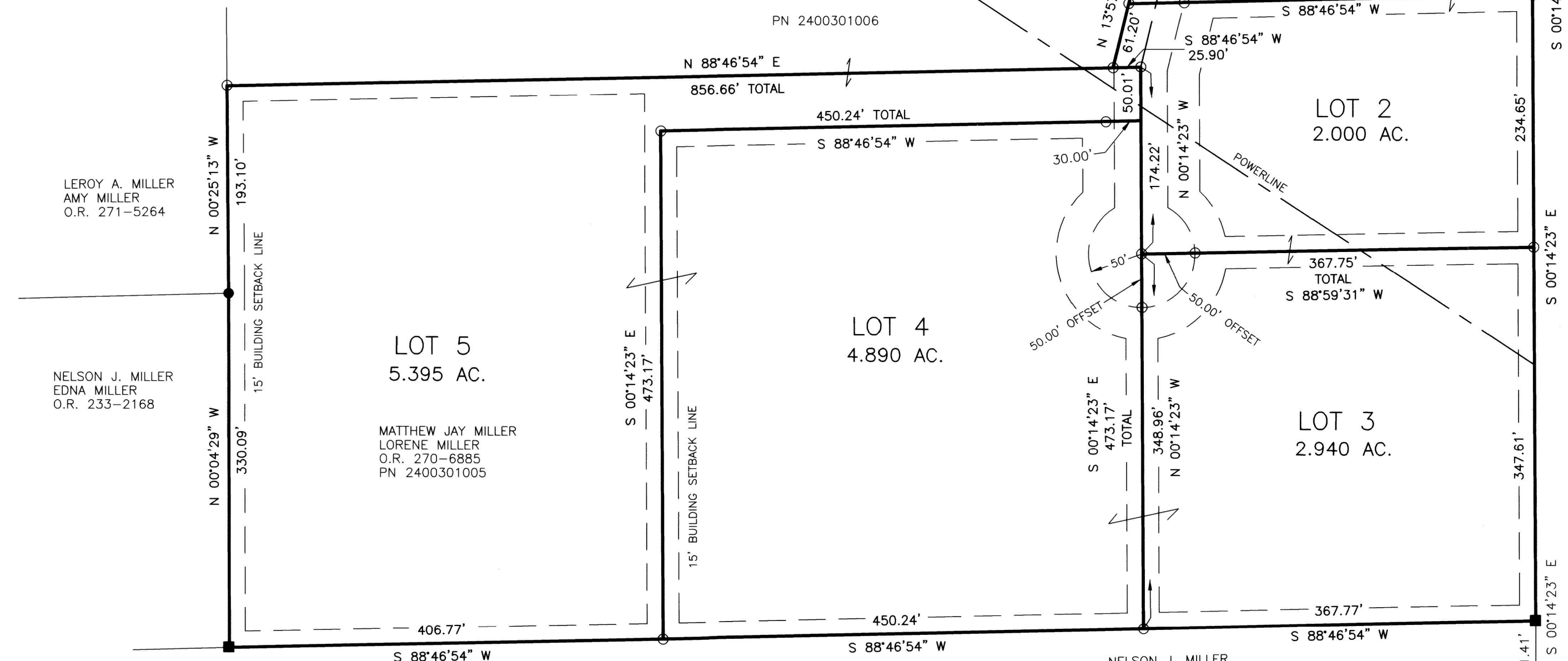
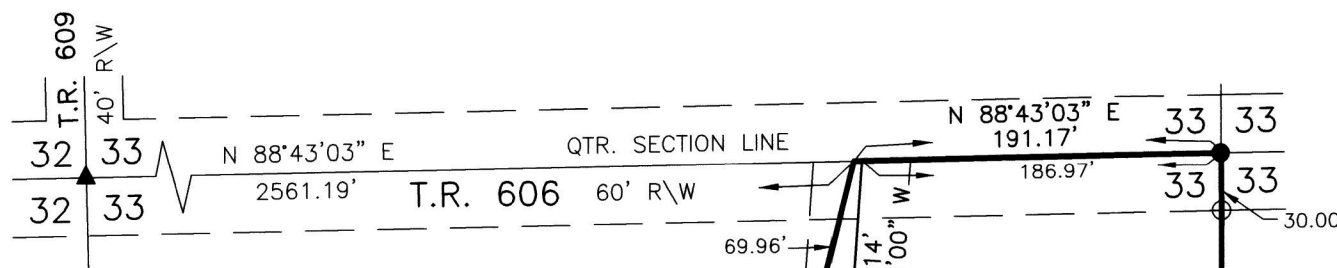
ACREAGE IN LOTS 17.485 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 17.485 ACRES

SALT CREEK TOWNSHIP
 S.W. QTR. SECTION 33
 T-15 N; R-12 W
 HOLMES COUNTY, OHIO

DATE: SEPT. 23, 2019 DCB/ALG
 REVISED: DEC. 6, 2019
 WORK5\S-509-19\DB-AG-CK-MD

0' 100' 200' 300'
 SCALE: 1"=100'

- STONE FOUND
- ▲ 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"



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

MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 1, 2, 3, 4, & 5 OF THE PineMills SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (NUMBER 8001). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

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.

MATTHEW JAY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 6, 2020.

MATTHEW JAY MILLER DATE
 LORENE MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 6, 2020.

LORENE MILLER DATE
 CERTIFICATE OF DEDICATION OF PRIVATE ROAD
 We, the undersigned, grant unto hereon shown Lots 1, 2, 3, 4 & 5 their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

MATTHEW JAY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 6, 2020.

MATTHEW JAY MILLER DATE
 LORENE MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 6, 2020.

LORENE MILLER DATE
 CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled PineMills 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.
Michael E. Herr 05/13/2020
 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] 05/13/2020
 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.
Joe M. DATE
 Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
[Signature] 05/14/2020
 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.
Arnold Oliver 05/13/2020
 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 8, 2020
 Donald C. Baker, P.S. 6938 DATE

202005060377
 B: 19 P: 4062
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 05/19/2020 03:07 PM
 PLAT MED. 43.20
 PAGES: 1
 ORV 272 PG 1241, 1243

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 EMAIL: bakersurveying@gmail.com

TRANSFER NOT NECESSARY
 DATE *May 19, 2020*
 AUDITOR *Jackie M. Chee*