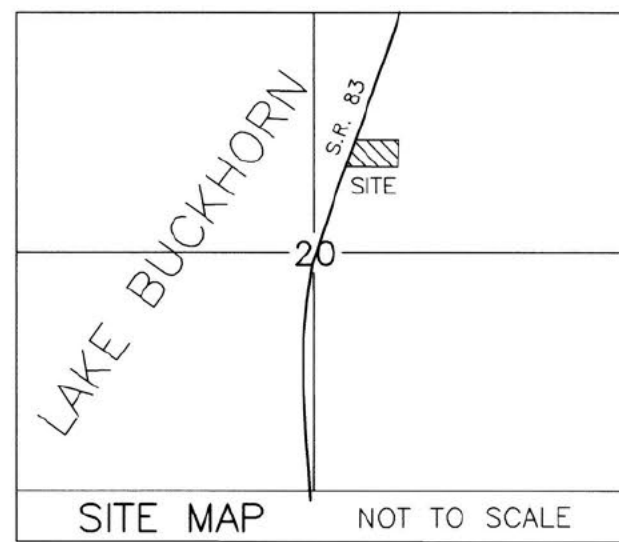


MECHANIC TOWNSHIP SUBDIVISION No. 4

(FINAL)

202100013506
 B: 19 P: 4301
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 02/10/2021 01:24 PM
 PLAT MED. 43.20
 PAGES: 1
 ORV 275 P 5840
 ORV 275 P 5859



AGENT:
 TIM MILLER
 KAUFMAN REALTY
 40 W. JACKSON STREET
 MILLERSBURG, OHIO 44654
 PHONE: 740-502-6786

CURVE	DELTA	RADIUS	CHORD	CHORD ARC	TANGENT
C1	4°17'19"	1432.69'	S 26°19'40" W	107.21'	53.64'
C2	5°22'20"	1432.69'	S 31°09'29" W	134.29'	67.22'

0' 200' 400' 600'
 SCALE: 1"=200'
 DATE: DEC. 9, 2020
 VJD WORKS\S-522-20\CNK

● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
 ○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"

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

MECHANIC TOWNSHIP
 S.E. QTR. SECTION 11
 N.E. QTR. SECTION 20
 T-8 N; R-7 W
 HOLMES COUNTY, OHIO

REFERENCES
 DEED VOL. 242 PAGE 859
 O.R. VOL. 257 PAGE 5745
 O.R. VOL. 255 PAGE 2169
 PLAT VOL. 19 PAGE 3069
 PLAT VOL. 17 PAGE 191
 PLAT VOL. 16 PAGE 254

BASIS OF BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83

MASTER PLAT

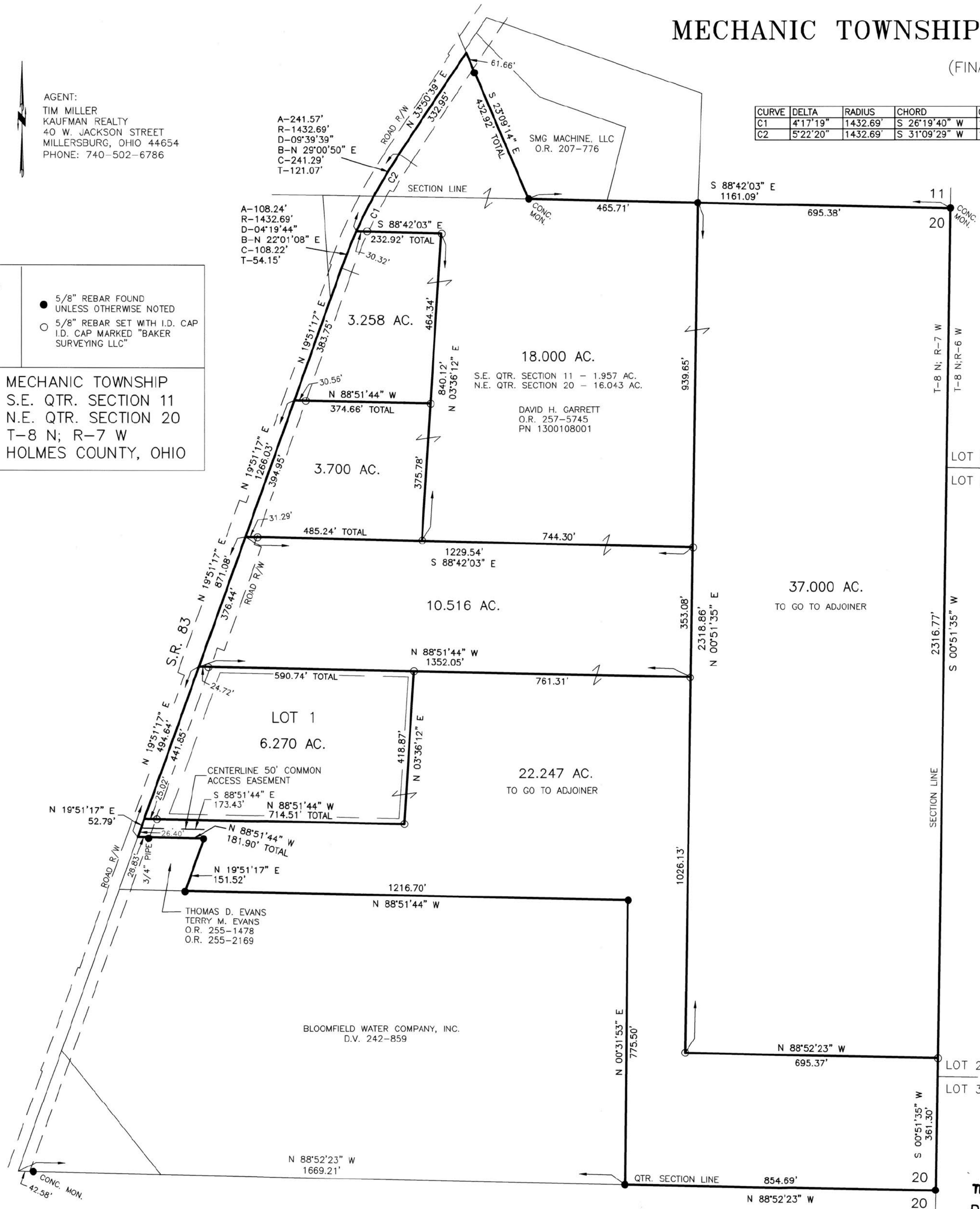
THE PURPOSE OF THIS SURVEY
 ACTION 1) CONVEY NEW LOT 1 WITH 50' COMMON ACCESS EASEMENT
 ACTION 2) CONVEY 6 NEW PARCELS FROM DAVID H. GARRETT TO HIMSELF

THIS LOT IS 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 LOT 6.270 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 6.270 ACRES

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.



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.
 DAVID H. GARRETT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 6, 2020.
 DAVID H. GARRETT _____ DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.
 DAVID H. GARRETT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 6, 2020.
 DAVID H. GARRETT _____ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled MECHANIC TOWNSHIP SUBDIVISION No. 4 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.
 [Signature] 1/7/2021
 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] 1/7/2021
 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 shown hereon.
 [Signature] 1/21/2021
 Chairman, County Commissioners _____ DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
 [Signature] 1/7/2021
 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 1/7/2021
 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 12/21/2020
 Donald C. Baker, P.S. 6938 _____ DATE



TRANSFER NOT NECESSARY
 DATE February 10, 2021
 AUDITOR [Signature]