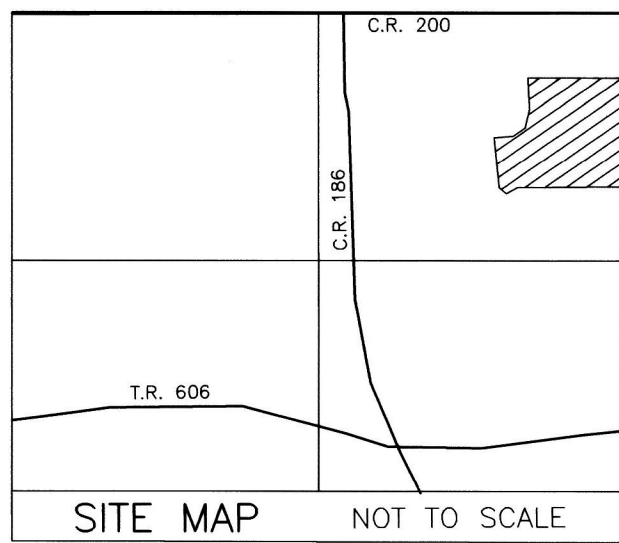


# PAINT TOWNSHIP SUBDIVISION No. 10

(FINAL)



AGENT:  
 DUANE SHETLER  
 8858 C.R. 186  
 DUNDEE, OHIO 44624  
 PHONE: 330-231-6924

**TRANSFER NOT NECESSARY**  
 DATE March 29 2021  
 AUDITOR Jackie McKee

REFERENCES  
 DEED VOL. 232 PAGE 615  
 O.R. VOL. 225 PAGE 3174  
 O.R. VOL. 251 PAGE 68  
 O.R. VOL. 273 PAGE 2320  
 PLAT VOL. 19 PAGE 1837  
 BASIS OF BEARINGS FROM PLAT VOL. 18 PAGE 458

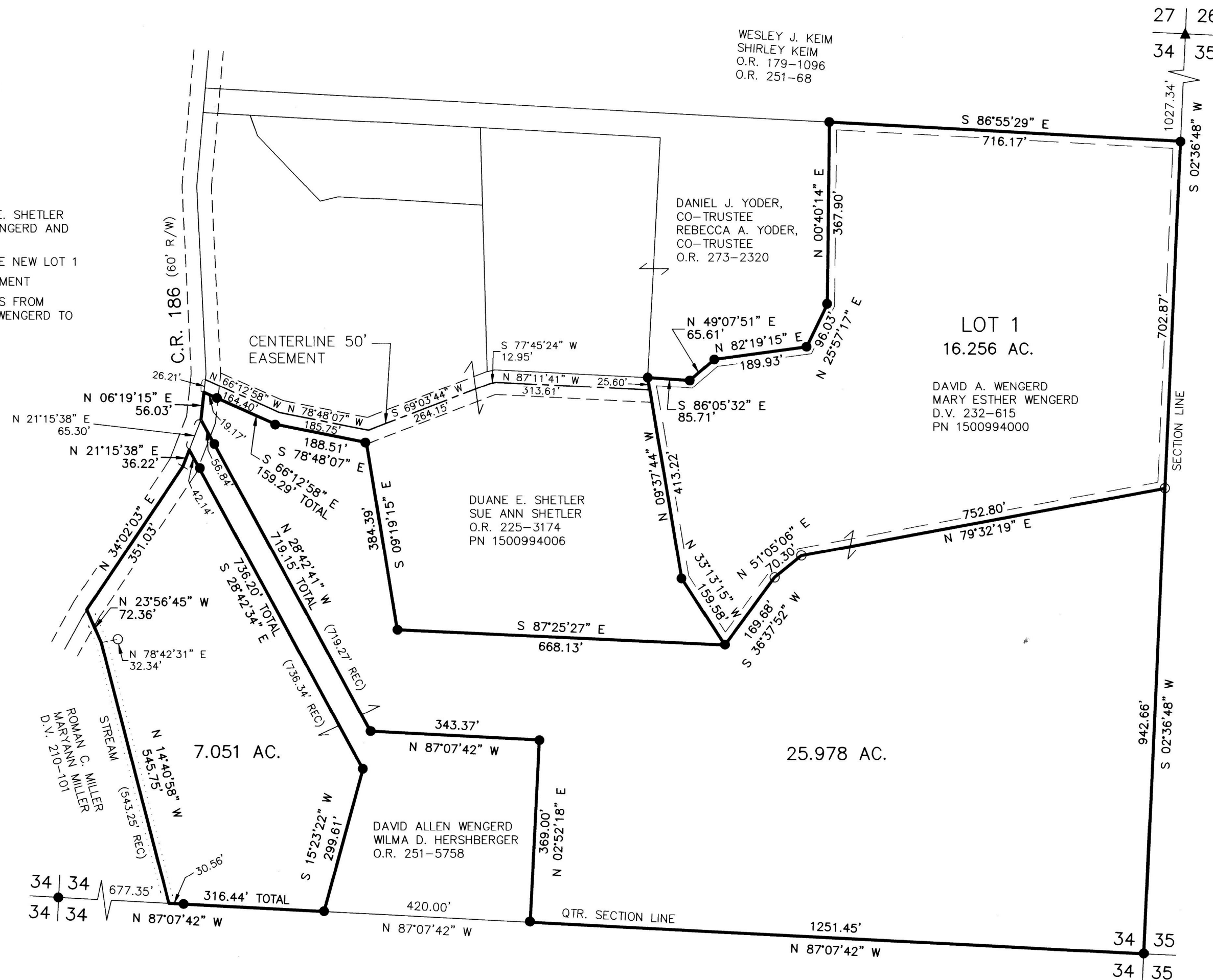
- MASTER PLAT**  
 THE PURPOSE OF THIS SURVEY
- ACTION 1) TRANSFER 50' EASEMENT FROM DUANE E. SHETLER AND SUE ANN SHETLER TO DAVID A. WENGERD AND MARY ESTHER WENGERD
  - ACTION 2) TRANSFER AND RECORD PLAT TO CREATE NEW LOT 1
  - ACTION 3) CONVEY NEW LOT 1 WITH 50 FOOT EASEMENT
  - ACTION 4) CONVEY 7.051 ACRES AND 25.978 ACRES FROM DAVID A. WENGERD AND MARY ESTHER WENGERD TO THEMSELVES

ACREAGE IN LOT 16.256 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 16.256 ACRES

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

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 A. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 3, 2021.

DAVID A. WENGERD \_\_\_\_\_ DATE \_\_\_\_\_  
 MARY ESTHER WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 3, 2021.

MARY ESTHER WENGERD \_\_\_\_\_ 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.

DUANE E. SHETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 3, 2021.  
 DUANE E. SHETLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SUE ANN SHETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 3, 2021.  
 SUE ANN SHETLER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled PAINT TOWNSHIP SUBDIVISION No. 10 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.  
Mark E. Herr 3/5/2021  
 Health Commissioner \_\_\_\_\_ DATE \_\_\_\_\_

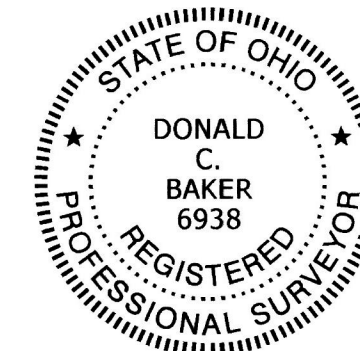
CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT  
 I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.  
[Signature] 3/5/2021  
 Holmes Soil and Water Conservation District \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.  
Robert E. Hill 3/6/21  
 Chairman, County Commissioners \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.  
Donald C. Baker, P.S. 3/5/2021  
 County Engineer \_\_\_\_\_ DATE \_\_\_\_\_

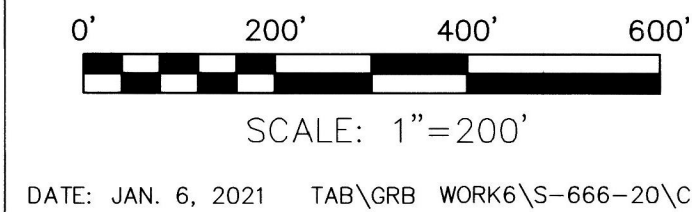
CERTIFICATE OF APPROVAL FOR RECORDING  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.  
Arnold Oliver 3/5/2021  
 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 MARCH 2, 2021  
 Donald C. Baker P.S. 6938 \_\_\_\_\_ DATE \_\_\_\_\_



**BAKER SURVEYING, LLC**  
 138 N. CLAY STREET  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 EMAIL: [bakersurveying@gmail.com](mailto:bakersurveying@gmail.com)

PAINT TOWNSHIP  
 N.E. QTR. SECTION 34  
 T-15 N; R-11 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"