

# PAINT TOWNSHIP SUBDIVISION No. 9

(FINAL)

AGENT:  
REUBEN HERSHBERGER  
8235 T.R. 652  
MILLERSBURG, OH 44654  
PHONE: 330-749-4489

TRANSFER NOT NECESSARY

DATE April 12, 2021  
AUDITOR Jackie McKee PT

202100014674  
B: 19 P: 4366  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
04/12/2021 03:31 PM  
PLAT MED . 43.20  
PAGES: 1

ORV 276 PG 4279  
ORV 276 PG 4281  
ORV 276 PG 4283  
ORV 276 PG 4285

REFERENCES

- DEED VOL. 193 PAGE 588
- DEED VOL. 243 PAGE 753
- DEED VOL. 243 PAGE 757
- O.R. VOL. 226 PAGE 2361
- O.R. VOL. 236 PAGE 1362
- O.R. VOL. 226 PAGE 2361
- O.R. VOL. 204 PAGE 2945
- O.R. VOL. 263 PAGE 2779
- PLAT VOL. 19 PAGE 1852
- PLAT VOL. 19 PAGE 2058
- PLAT VOL. 19 PAGE 3366

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

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

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

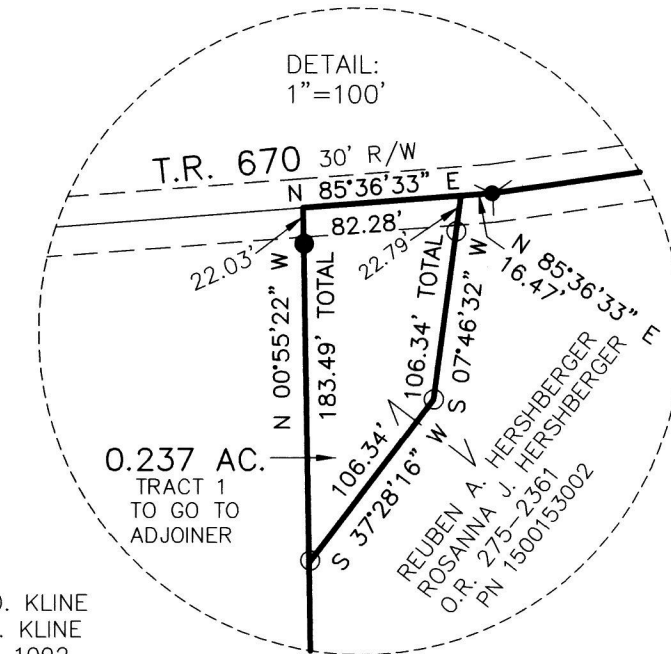
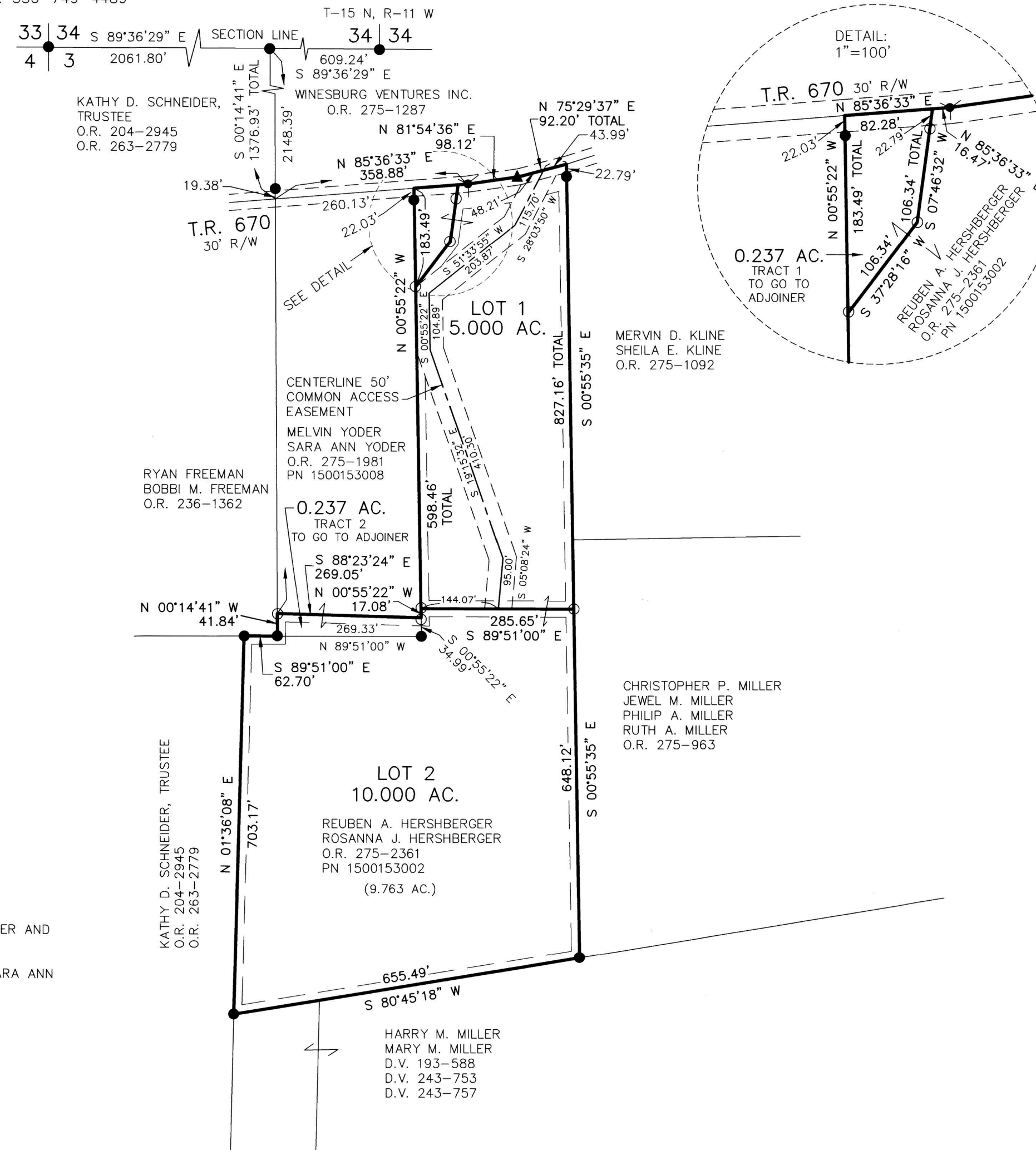
State regulated permits and plans may be required  
by the Ohio Environmental Protection Agency to  
address stormwater and sedimentation issues.

ACREAGE IN LOT	15.000 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	15.000 ACRES

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 0.237 (TRACT 1) ACRE PARCEL FROM REUBEN A. HERSHBERGER AND ROSANNA J. HERSHBERGER TO MELVIN YODER AND SARA ANN YODER
- ACTION 2) CONVEY 0.237 (TRACT 2) ACRE PARCEL FROM MELVIN YODER AND SARA ANN YODER TO REUBEN A. HERSHBERGER AND ROSANNA J. HERSHBERGER
- ACTION 3) TRANSFER AND RECORD PLAT TO CREATE NEW LOTS
- ACTION 4) CONVEY LOT 1
- ACTION 5) CONVEY LOT 2



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.

REUBEN A. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MARCH 4, 2021.

REUBEN A. HERSHBERGER DATE  
ROSANNA J. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MARCH 4, 2021.

ROSANNA J. HERSHBERGER DATE  
CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT  
We, the undersigned, grant unto hereon shown Lots 1 & 2,  
their heirs and assigns, the 50' common access easement  
for the purposes of ingress, egress and utilities as shown  
on this plan of subdivision.

REUBEN A. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MARCH 4, 2021.

REUBEN A. HERSHBERGER DATE  
ROSANNA J. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MARCH 4, 2021.

ROSANNA J. HERSHBERGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE  
TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled PAINT TOWNSHIP  
SUBDIVISION No. 9 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 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.

[Signature] 3/10/21  
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 3/15/2021  
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 FEBRUARY 12, 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

PAINT TOWNSHIP  
FRACTIONAL SEC. 3  
T-14 N; R-11 W  
HOLMES COUNTY, OHIO



- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND  
UNLESS OTHERWISE NOTED
- MAG NAIL FOUND
- 5/8" REBAR SET WITH I.D. CAP  
I.D. CAP MARKED "BAKER  
SURVEYING LLC"

