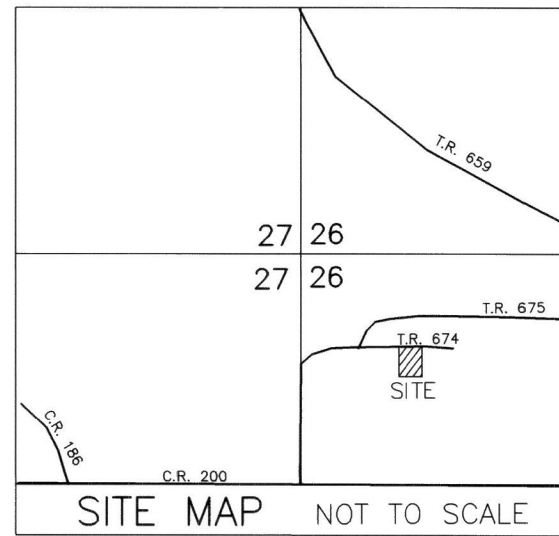


CRAB APPLE NORTH SUBDIVISION REPLAT NO. 4

REPLAT OF CRAB APPLE NORTH SUBDIVISION REPLAT NO. 2 (P. 19-3721) LOT 41 AND CRAB APPLE NORTH SUBDIVISION REPLAT NO. 3 (P. 19-4144) LOTS 44 & 45 (FINAL)

202100015271
B: 19 P: 4392
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
05/11/2021 03:05 PM
PLAT MED . 43.20
PAGES: 1

ORV 276 P 7455
ORV 276 P 7458
ORV 276 P 7461



AGENT:
FRED MEISTER
9494 T.R. 674
DUNDEE, OH 44624
PHONE: 330-495-0993

REFERENCES

O.R. VOL. 267 PAGE 6357
O.R. VOL. 272 PAGE 5789
O.R. VOL. 241 PAGE 3195
O.R. VOL. 262 PAGE 3051
PLAT VOL. 2 PAGE 435
PLAT VOL. 19 PAGE 3721
PLAT VOL. 19 PAGE 4144

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

RESTRICTIONS

THE 0.768 ACRE PARCEL AND NEW LOT 46 WILL CONTAIN THE FOLLOWING DEED RESTRICTION:
IN THE EVENT THE ADJACENT LANDOWNER OF A CERTAIN 30.684 ACRE PARCEL DESIRES ACCESS THROUGH THE SUBJECT PREMISES TO TOWNSHIP ROAD 674, ONLY ONE SUCH DRIVEWAY EASEMENT SHALL BE GRANTED. SAID EASEMENT SHALL BE SPECIFICALLY RESTRICTED TO ONE SINGLE-FAMILY RESIDENCE AND THE EASEMENT SHALL NOT BE USED FOR ANY COMMERCIAL PURPOSE WHATSOEVER. THE BENEFITTED PARCEL SHALL BE RESPONSIBLE FOR ALL COSTS AND MAINTENANCE OF ANY DRIVEWAY.

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

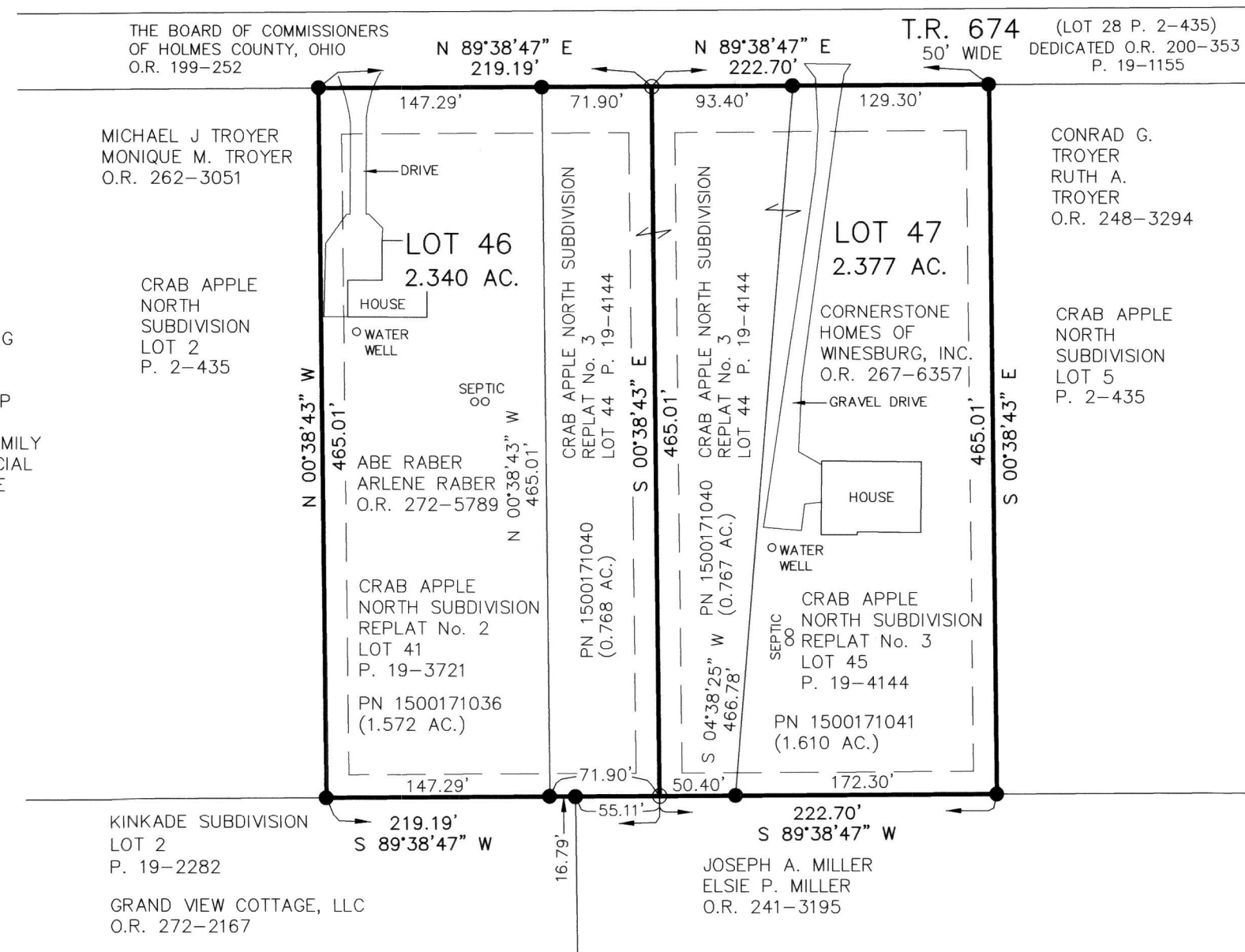
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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 LOTS	4.717 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	4.717 ACRES

MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 0.768 ACRE PARCEL FROM CORNERSTONE HOMES OF WINESBURG, INC. TO ABE RABER AND ARLENE RABER
- ACTION 2) TRANSFER AND RECORD PLAT TO CREATE NEW LOTS
- ACTION 3) CONVEY LOT 46
- ACTION 4) CONVEY LOT 47



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.

FREDERICK G. MEISTER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 22, 2021.

FREDERICK G. MEISTER, PRES. DATE
CORNERSTONE HOMES OF WINESBURG, INC.

WILLIAM H. SCHNEIDER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 22, 2021.

WILLIAM H. SCHNEIDER, V.P. DATE
CORNERSTONE HOMES OF WINESBURG, INC.

ABE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 22, 2021.

ABE RABER DATE

ARLENE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 22, 2021.

ARLENE RABER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled CRAB APPLE NORTH SUBDIVISION REPLAT 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr 04/06/2021
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.

Robert A. Hill 04/06/2021
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 A. Hill DATE
Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.

Michael J. P.S. 04/06/2021
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 04/06/2021
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 19, 2021
Donald C. Baker P.S. 6938 DATE

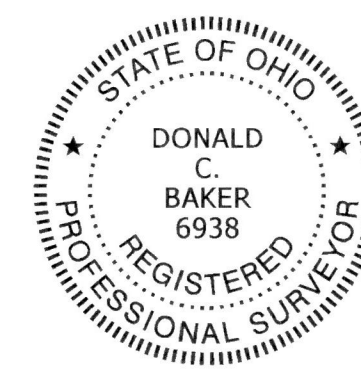
BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

PAINT TOWNSHIP
S.W. QTR. SECTION 26
T-15 N; R-11 W
HOLMES COUNTY, OHIO



DATE: FEB. 8, 2021 FDB\TAB WORK6\S-57-21\CNK

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



TRANSFER NOT NECESSARY
DATE *May 11, 2021*
AUDITOR *J. S. [Signature]*