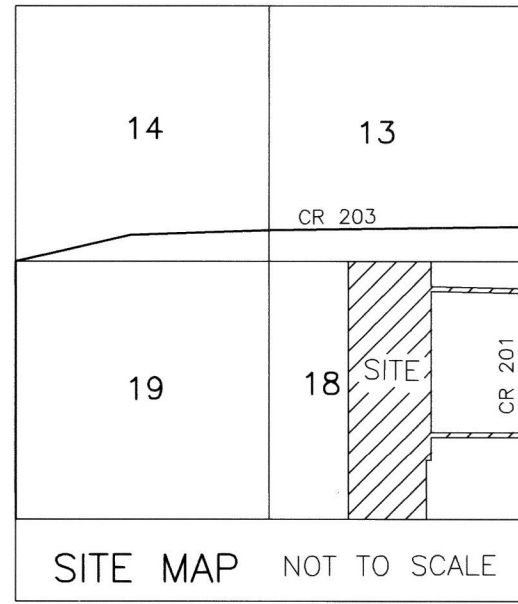


RJJ KANDEL SUBDIVISION

(FINAL)

202100018923
 B: 19 P: 4568
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 12/06/2021 02:47 PM
 PLAT MED . 43.20
 PAGES: 1
 ORV 279 PG 4642



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

REFERENCES
 O.R. VOL. 276 PAGE 5741
 PLAT VOL. 19 PAGE 4375

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

MASTER PLAT

ACTION 1) TRANSFER AND RECORD PLAT
 ACTION 2) CONVEY ALL PARCELS FROM THEMSELVES TO THEMSELVES

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 2 OF RJJ KANDEL SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON ACCESS EASEMENT. THE COST OF CONSTRUCTING THE DRIVEWAY AND ALL FUTURE MAINTENANCE AND REPAIR COSTS SHALL BE SPLIT EQUALLY BETWEEN THE LOT OWNERS FOR THE PORTIONS OF THE DRIVEWAY WHICH THEY ARE JOINTLY USING.

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 3 & 4 OF RJJ KANDEL SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON ACCESS EASEMENT. THE COST OF CONSTRUCTING THE DRIVEWAY AND ALL FUTURE MAINTENANCE AND REPAIR COSTS SHALL BE SPLIT EQUALLY BETWEEN THE LOT OWNERS FOR THE PORTIONS OF THE DRIVEWAY WHICH THEY ARE JOINTLY USING.

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

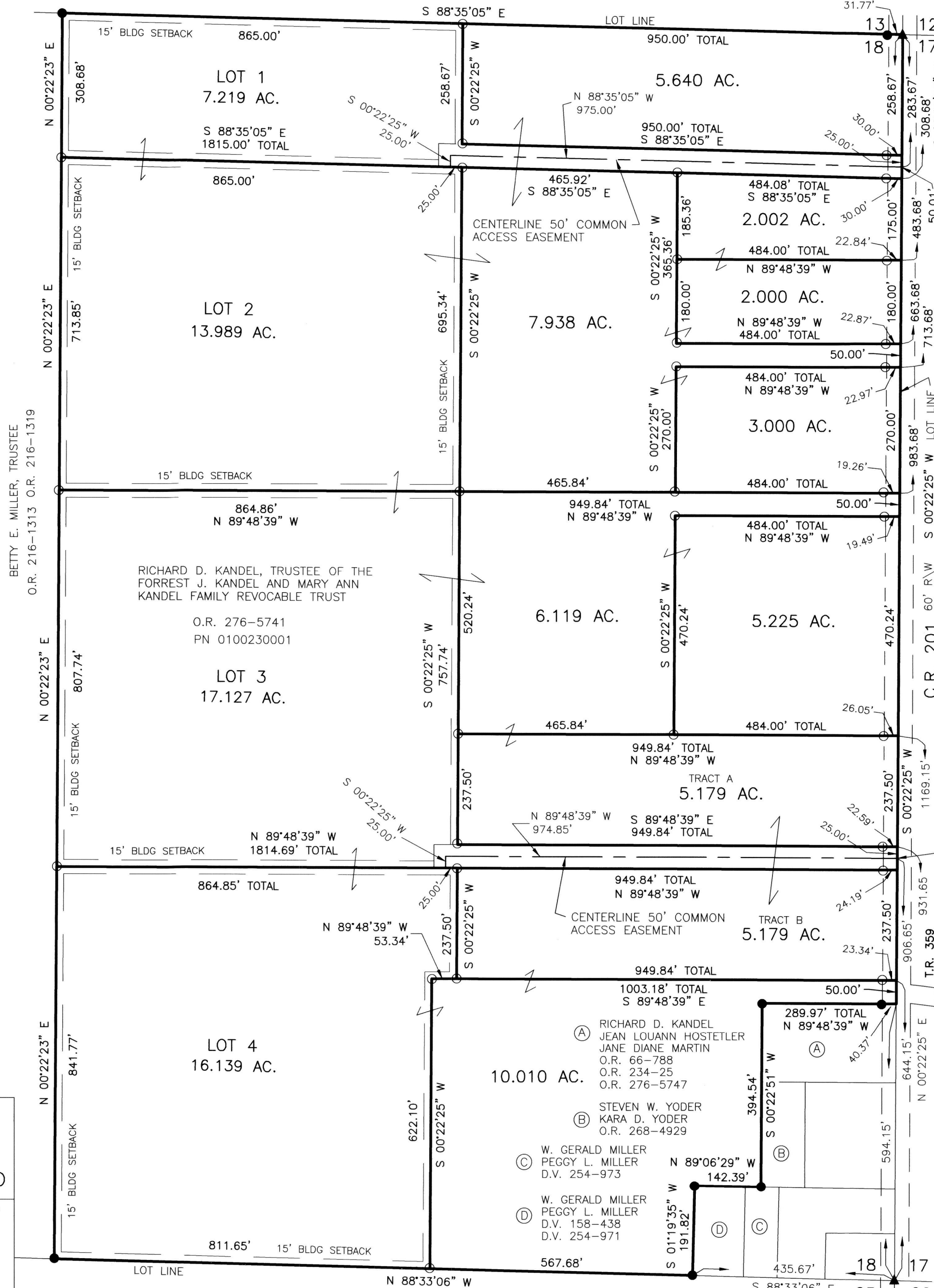
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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.

ACREAGE IN LOTS	54.474 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	54.474 ACRES



NOTE: SIGN IN PERMANENT BLACK INK

We certify that we are the owners of the property CERTIFICATE OF OWNERSHIP AND DEDICATION shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and establish the minimum building restriction lines.

RICHARD D. KANDEL, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 24, 2021.

RICHARD D. KANDEL, TRUSTEE DATE

CERTIFICATE OF DEDICATION OF 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.

RICHARD D. KANDEL, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 24, 2021.

RICHARD D. KANDEL, TRUSTEE DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lots 3 & 4, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

RICHARD D. KANDEL, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 24, 2021.

RICHARD D. KANDEL, TRUSTEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled RJJ KANDEL 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 for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Michael E. Herr 11/24/2021
 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] 11/24/2021
 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 L. Zell DATE
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Michael J. P.S. 11/24/2021
 County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

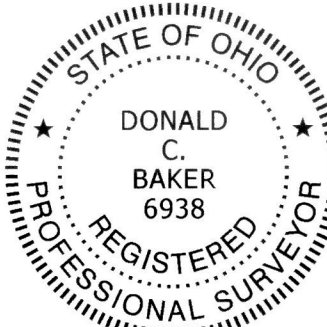
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Arnold Oliver 11/24/2021
 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 NOVEMBER 11, 2021
 Donald C. Baker, P.S. 6938 DATE



TRANSFER NOT NECESSARY
 DATE *December 6, 2021*
 AUDITOR *Jacqueline*

 BAKER SURVEYING, LLC 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: bakersurveying@gmail.com	BERLIN TOWNSHIP 1ST. QTR., LOT 18 T-9 N; R-6 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"	SCALE: 1"=200' DATE: OCT. 22, 2021 KES WORK5\S-141-21