

MECHANIC TOWNSHIP SUBDIVISION No. 5

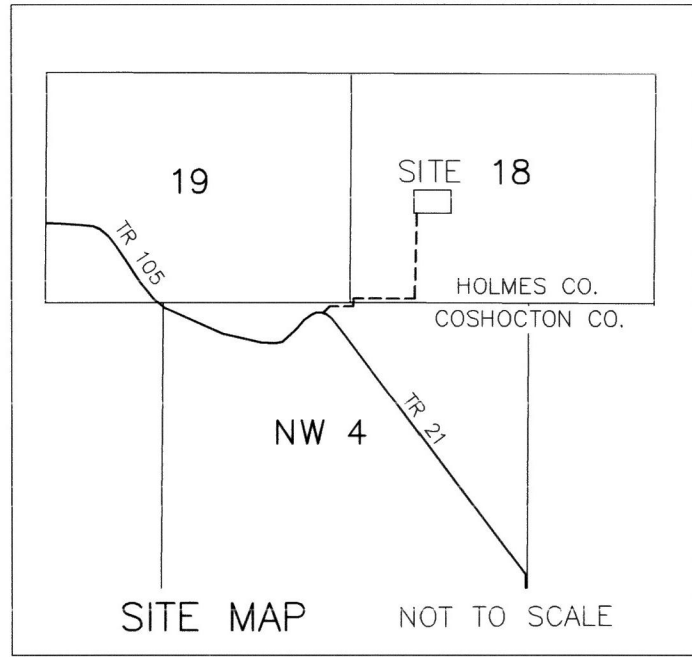
(FINAL)

TRANSFER NOT NECESSARY

DATE June 3, 2022

DRAWN BY Jaqueline C. Baker

202200002603
 B: 19 P: 4712
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 06/03/2022 12:11 PM
 PLAT MED . 43.20
 PAGES: 1
 CRV 281 PG 6080
 CRV 281 PG 6083



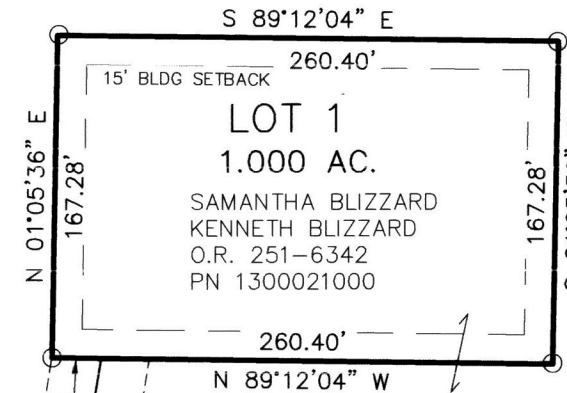
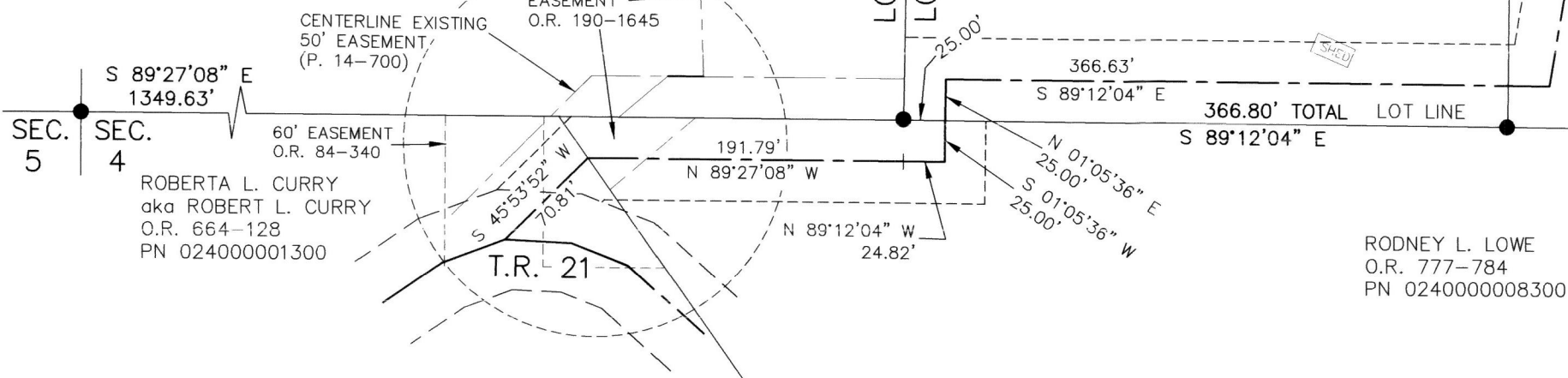
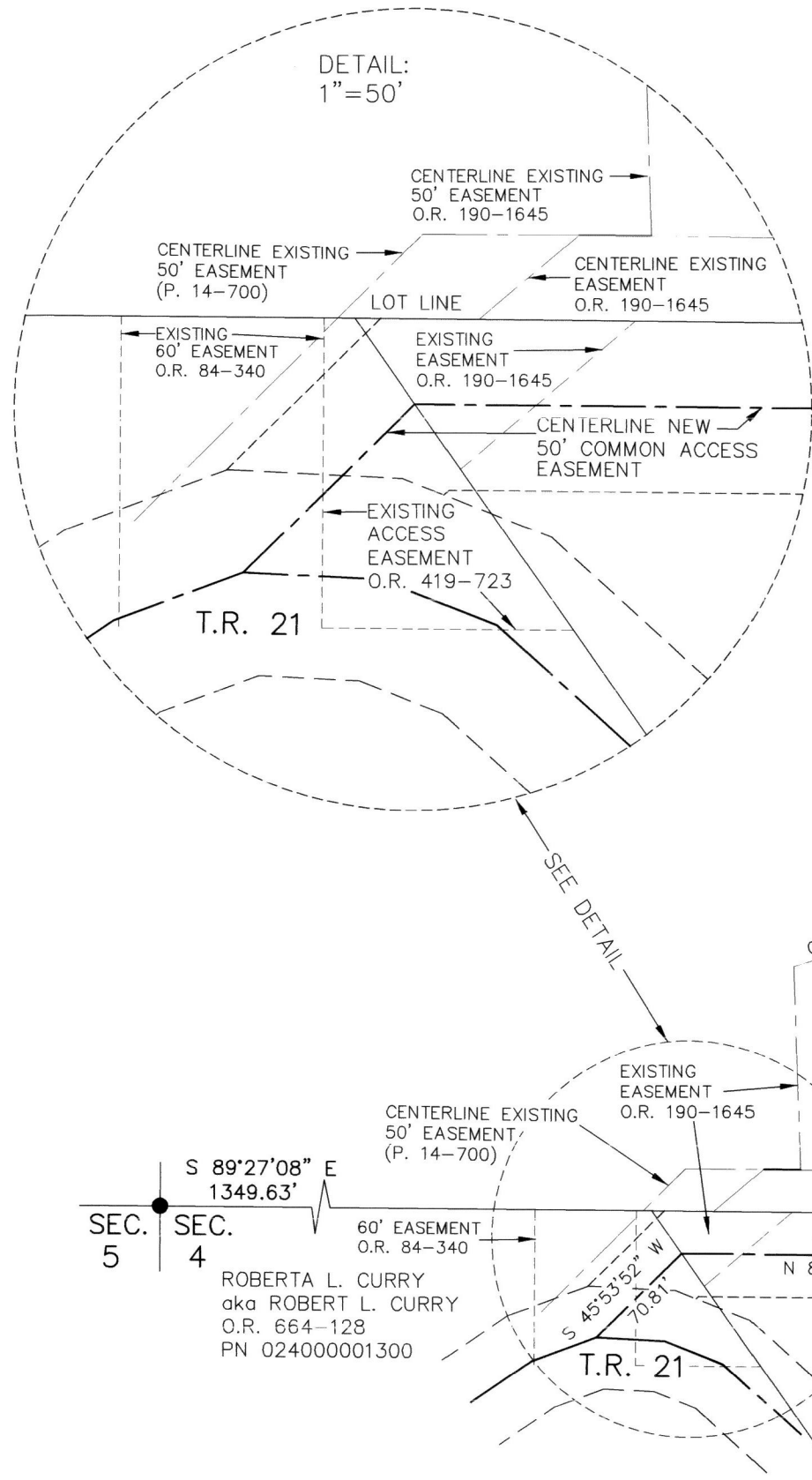
AGENT:
 SAMANTHA BLIZZARD
 33474 T.R. 21
 MILLERSBURG, OHIO 44654
 PHONE: 330-231-3371

MASTER PLAT THE PURPOSE OF THIS SURVEY

REFERENCES

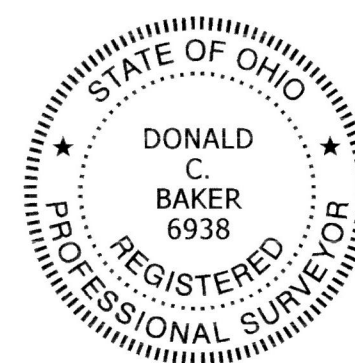
HOLMES CO.
 O.R. VOL. 251 PAGE 6342
 D.V. VOL. 267 PAGE 223
 PLAT VOL. 14 PAGE 700
 COSHOCTON CO.
 O.R. VOL. 777 PAGE 784
 O.R. VOL. 664 PAGE 128
 BASIS OF BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83

- ACTION 1) CONVEY NEW 50' COMMON ACCESS EASEMENT
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 1



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.



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 P.S. 6938
 DATE: OCTOBER 1, 2021

ACREAGE IN LOT 1.000 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 1.000 ACRES

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.
 SAMANTHA BLIZZARD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.

SAMANTHA BLIZZARD _____ DATE _____
 KENNETH BLIZZARD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.
 KENNETH BLIZZARD _____ DATE _____

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

SAMANTHA BLIZZARD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.

SAMANTHA BLIZZARD _____ DATE _____
 KENNETH BLIZZARD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.
 KENNETH BLIZZARD _____ DATE _____

WILLIAM BLIZZARD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.

WILLIAM BLIZZARD _____ DATE _____
 VICKIE BLIZZARD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.
 VICKIE BLIZZARD _____ DATE _____

RODNEY L. LOWE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 19, 2021.

RODNEY L. LOWE _____ DATE _____
 ROBERTA L. CURRY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON OCTOBER 15, 2021.

ROBERTA L. CURRY _____ DATE _____
 aka ROBERT L. CURRY

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled MECHANIC TOWNSHIP SUBDIVISION No. 5 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 10/22/2021
 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.

Donald C. Baker 10/22/2021
 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. Hill 11/1/2021
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Arnold Oliver 10/22/2021
 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 10/22/2021
 Holmes County Planning Commission DATE

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

MECHANIC TOWNSHIP
 3RD. QTR., LOT 18
 T-8 N; R-6 W
 HOLMES COUNTY, OHIO

MILL CREEK TOWNSHIP, 2ND. QTR.
 N.W. QTR. SECTION 4
 T-7 N; R-6 W
 COSHOCTON COUNTY, OHIO



SCALE: 1"=100'

DATE: JUNE 1, 2021 WORK#S-277-21
 FDB\TAB