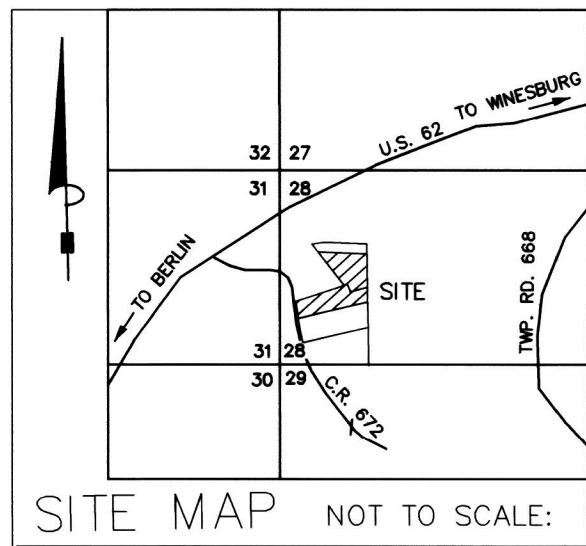


BLACKBERRY ACRES SUBDIVISION REPLAT No. 1

REPLAT OF BLACKBERRY ACRES SUBDIVISION (P. 18-148) LOT 1 AND ADDITIONAL LANDS (FINAL)

20220002687
B: 19 P: 4716
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/08/2022 01:56 PM
PLAT MED . 43.20
PAGES: 1

CRV 281 PG 6487
CRV 281 PG 6489
CRV 281 PG 6491

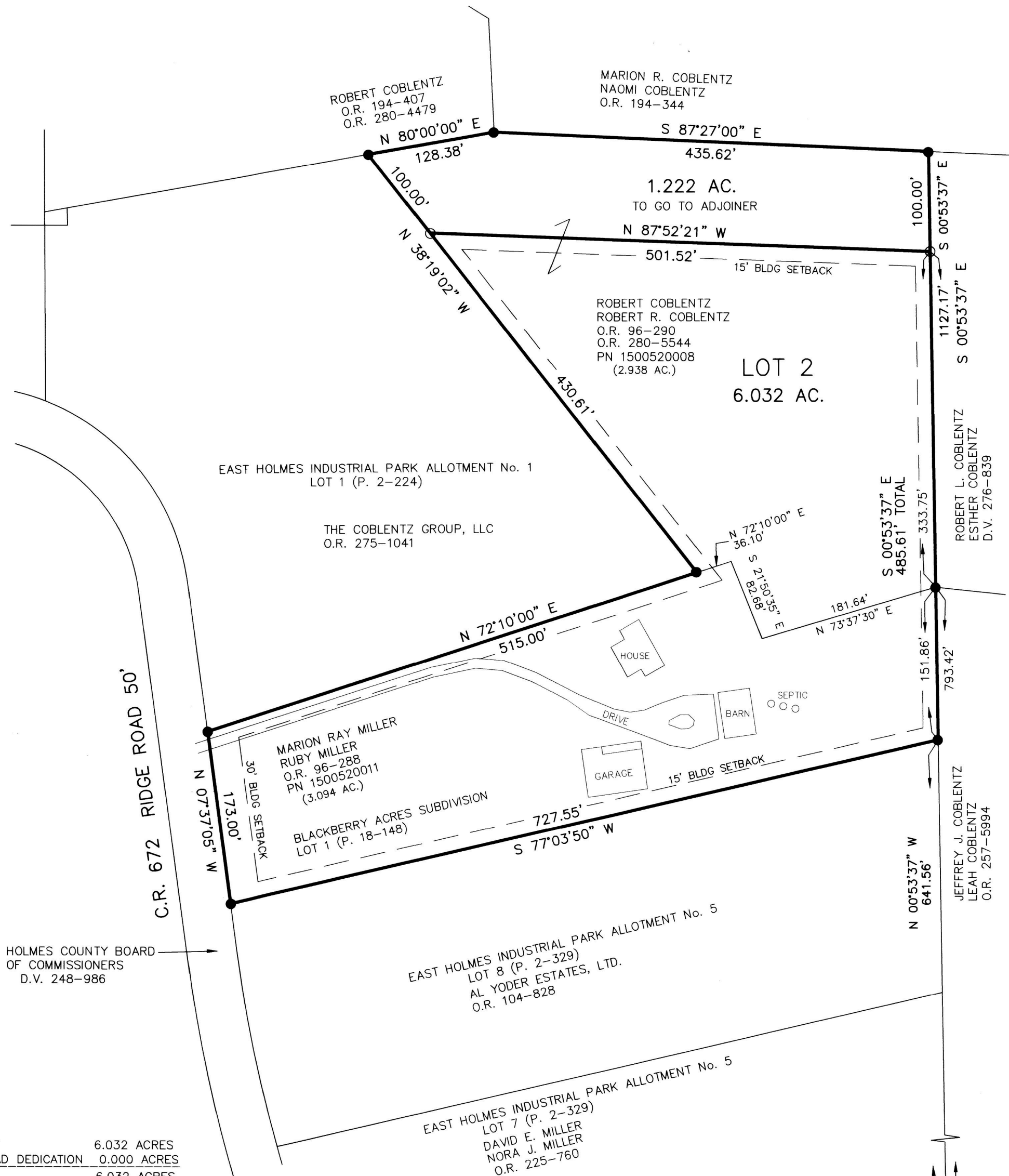


REFERENCES
O.R. VOL. 194 PAGE 344
O.R. VOL. 96 PAGE 288
PLAT VOL. 2 PAGE 329
PLAT VOL. 2 PAGE 224
PLAT VOL. 18 PAGE 148
PLAT VOL. 19 PAGE 907
PLAT VOL. 14 PAGE 18
PLAT VOL. 19 PAGE 3071
BASIS OF BEARINGS FROM
PLAT VOL. 18 PAGE 148

AGENT:
MARION COBLENTZ
3348 U.S. 62
MILLERSBURG, OHIO 44654
PHONE: 330-893-3858

MASTER PLAT

- ACTION 1) CONVEY 2.938 ACRES FROM ROBERT COBLENTZ AND ROBERT R. COBLENTZ TO MARION RAY MILLER AND RUBY MILLER
- ACTION 2) CONVEY 1.222 ACRES TO ADJOINER
- ACTION 3) TRANSFER AND RECORD PLAT
- ACTION 4) CONVEY NEW LOT 2



THIS LOT IS 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 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

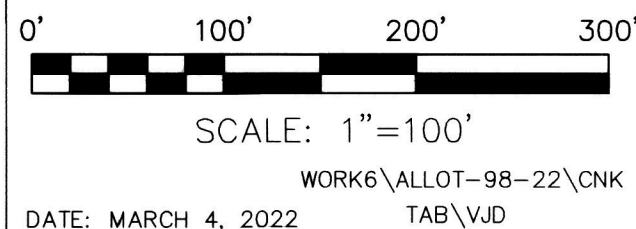
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

ACREAGE IN LOT 6.032 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 6.032 ACRES

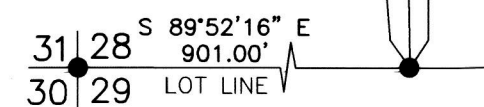
HOLMES COUNTY BOARD OF COMMISSIONERS
D.V. 248-986

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

PAINT TOWNSHIP
4TH. QTR., LOT 28
T-10 N; R-5 W
HOLMES COUNTY, OHIO



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



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.

ROBERT COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2022.

ROBERT R. COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2022.

MARION RAY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2022.

RUBY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 2, 2022.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BLACKBERRY ACRES SUBDIVISION REPLAT No. 1 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 5/5/2022
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.

Michelle Wood 5/5/2022
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.

Joe M
Chairman, County Commissioners DATE

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

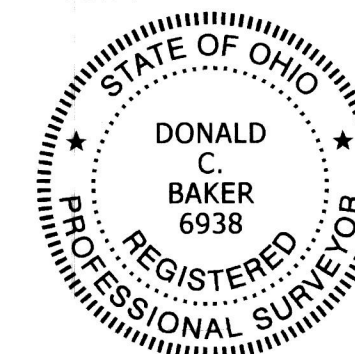
Jeffrey J. Coblentz 5/5/2022
County Engineer DATE

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 5/5/2022
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 28, 2022
Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY

DATE June 8, 2022

AUDITOR *Jacqueline Mathee*