

GERBER FARM ESTATES REPLAT No. 1

REPLAT OF
GERBER FARM ESTATES (P. 17-535) LOTS 1 and 2 AND ADDITIONAL LANDS
(FINAL)

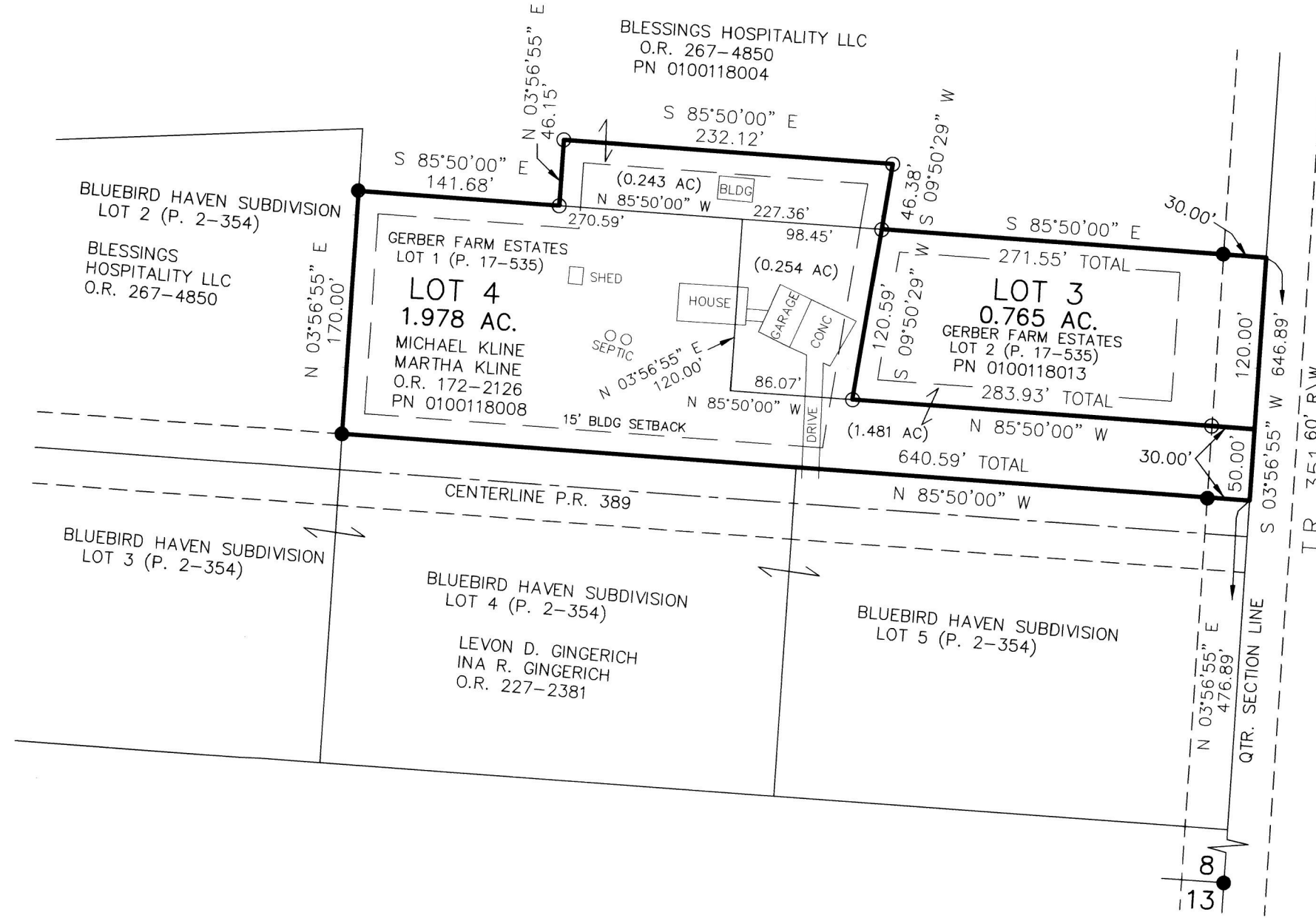
AGENT:
MIKE KLINE
6411 P.R. 389
MILLERSBURG, OHIO 44654
PHONE: 330-231-1741

20230000206
B: 19 P: 4905
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
01/18/2023 01:08 PM
PLAT MED . 43.20
PAGES: 1

ORV 284 PG 2302
ORV 284 PG 2305

REFERENCES
O.R. VOL. 172 PAGE 2126
O.R. VOL. 198 PAGE 466
PLAT VOL. 17 PAGE 535
PLAT VOL. 2 PAGE 354
PLAT VOL. 15 PAGE 160

BASIS OF BEARINGS FROM
PLAT VOL. 2 PAGE 354



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.

MICHAEL KLINE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 26, 2020.

MICHAEL KLINE DATE

MARTHA KLINE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 26, 2020.

MARTHA KLINE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled GERBER FARM ESTATES 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Horvath 1/28/2022
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.

John Miller 1/28/2022
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.

John Miller DATE
Chairman, County Commissioners

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

Michael Kline, P.E., P.S. 1/28/2022
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.

A. Arnold Oliver 1/28/2022
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 JAN. 25, 2022
Donald C. Baker P.S. 6938 DATE

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) ANNEX 0.243 ACRES FROM BLESSINGS HOSPITALITY LLC TO MICHAEL KLINE AND MARTHA KLINE
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 3 AND NEW LOT 4

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

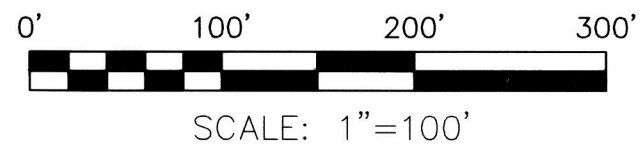
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

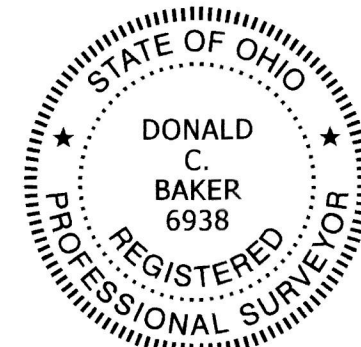
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

ACREAGE IN LOTS 2.743 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.743 ACRES



DATE: JULY 14, 2020 FDB\TAB
REVISED: JAN. 20, 2022 WORK6\S-359-20

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



BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027

BERLIN TOWNSHIP
S.W. QTR. SECTION 8
T-9 N; R-6 W
HOLMES COUNTY, OHIO

TRANSFER NOT NECESSARY
DATE *January 18, 2023*
AUDITOR *John Miller*