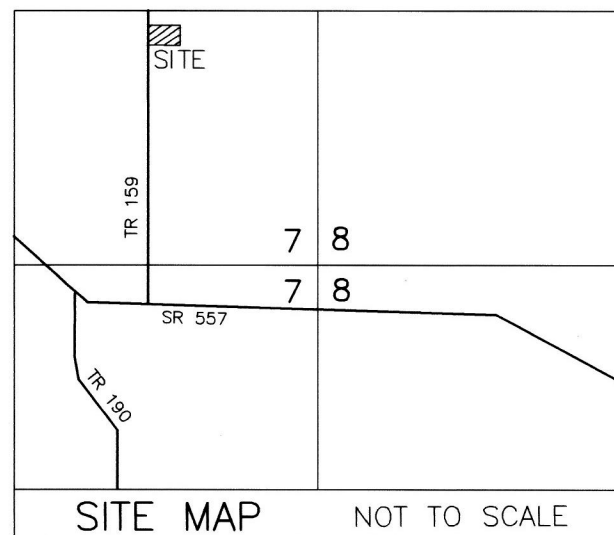


ORI 285 PG 2179
ORI 285 PG 2181

CLARK TOWNSHIP SUBDIVISION No. 3 REPLAT No. 1

REPLAT OF
CLARK TOWNSHIP SUBDIVISION No. 3 (P. 19-3763) LOT 1 AND ADDITIONAL LANDS
(FINAL)



MASTER PLAT

AGENT:
REUBEN TROYER
3420 T.R. 159
MILLERSBURG, OHIO 44654
PHONE: 330-231-3869

ACTION 1) CONVEY 1.378 ACRES TO LENTCO, LLC
ACTION 2) TRANSFER AND RECORD PLAT
ACTION 3) CONVEY NEW LOT 4

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.

REUBEN F. TROYER, PRUSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 15, 2023.

REUBEN F. TROYER _____ DATE _____

MARY C. TROYER, PRUSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 15, 2023.

MARY C. TROYER _____ DATE _____

JOSEPH M. COBLENTZ, PRUSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 15, 2023.

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

LENTCO, LLC _____ DATE _____

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lot 4, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

PAUL YODER, PRUSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 15, 2023.

PAUL YODER (MEMBER) _____ DATE _____

JOSEPH M. COBLENTZ, PRUSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 15, 2023.

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

LENTCO, LLC _____ DATE _____

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

MAHLON RABER, PRUSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 15, 2023.

MAHLON RABER (MEMBER) _____ DATE _____

CHARM REAL ESTATE, LLC _____ DATE _____

MAHLON RABER (MEMBER) _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled CLARK TOWNSHIP SUBDIVISION No. 3 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. Horvath 3/17/2023
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] 3/17/2023
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.

[Signature] _____ DATE _____
Chairman, County Commissioners

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

[Signature] 3/17/2023
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 3/17/2023
Holmes County Planning Commission _____ DATE _____

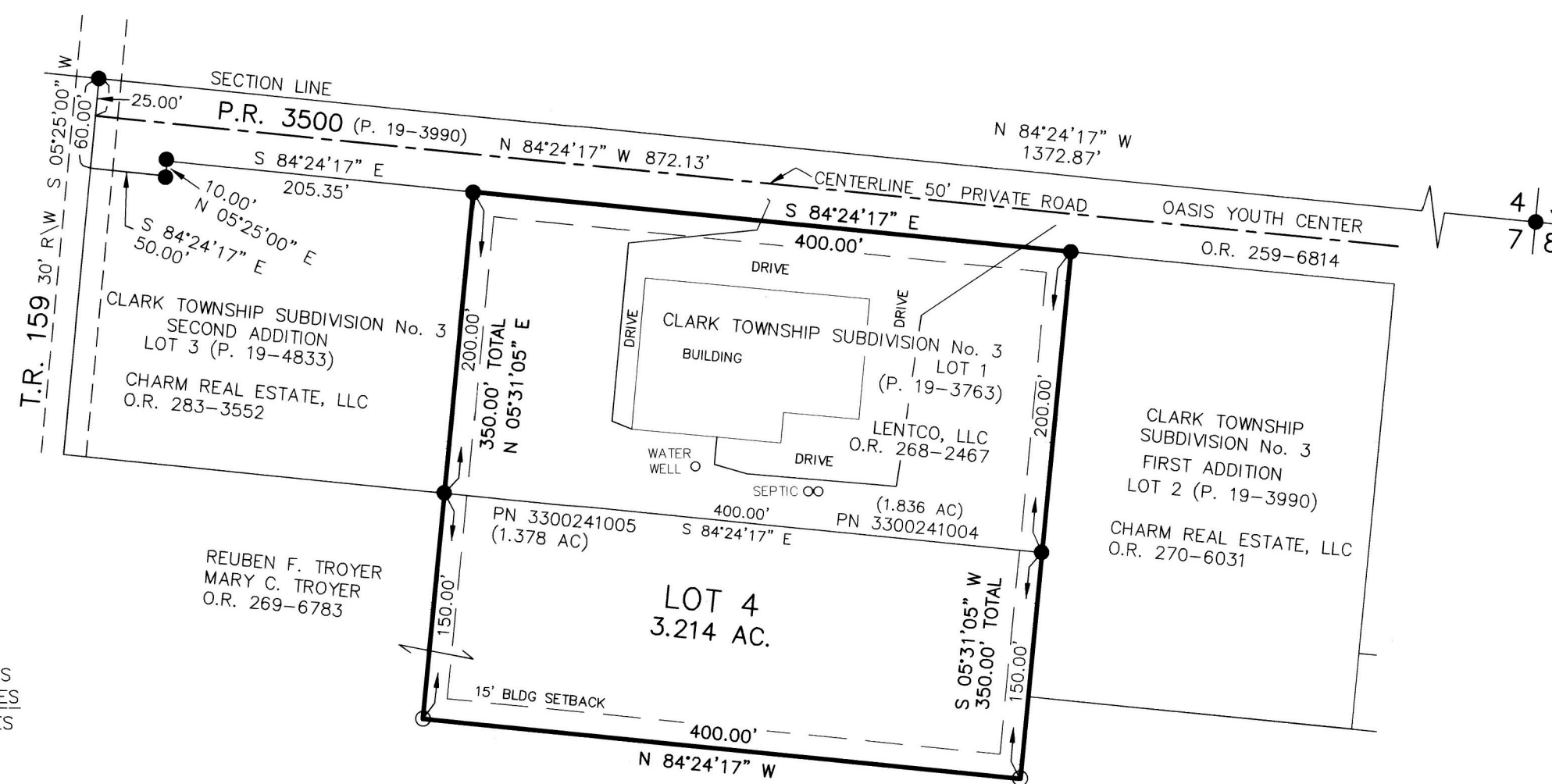
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker FEB. 17, 2023
Donald C. Baker P.S. 6938 _____ DATE _____

REFERENCES

- O.R. VOL. 259 PAGE 6814
- O.R. VOL. 268 PAGE 2467
- O.R. VOL. 269 PAGE 6783
- PLAT VOL. 19 PAGE 3192
- PLAT VOL. 19 PAGE 3763
- PLAT VOL. 19 PAGE 3911
- PLAT VOL. 19 PAGE 3990
- PLAT VOL. 19 PAGE 4833

BASIS OF BEARINGS FROM
PLAT VOL. 19 PAGE 3763



ACREAGE IN LOT 3.214 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.214 ACRES

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

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 4 OF CLARK TOWNSHIP SUBDIVISION No. 3 REPLAT No. 1 AND THE OWNERS OF LOT 2 OF CLARK TOWNSHIP SUBDIVISION No. 3 FIRST ADDITION AND THE OWNERS OF LOT 3 OF CLARK TOWNSHIP SUBDIVISION No. 3 SECOND ADDITION AND THE OWNERS OF THE OASIS YOUTH CENTER, THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF P.R. 3500. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID P.R. 3500.

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

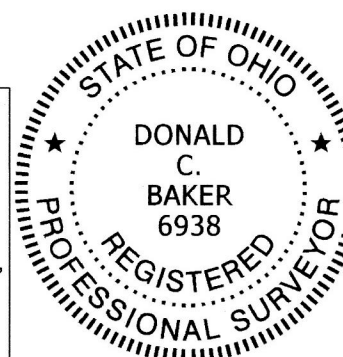
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

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

CLARK TOWNSHIP
N.E. QTR. SECTION 7
T-8 N; R-5 W
HOLMES COUNTY, OHIO

0' 100' 200' 300'
SCALE: 1"=100'
DATE: JAN. 17, 2023 KES WORK6\S-34-23

- 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 April 19, 2023
AUDITOR *Jacqui McKeese*