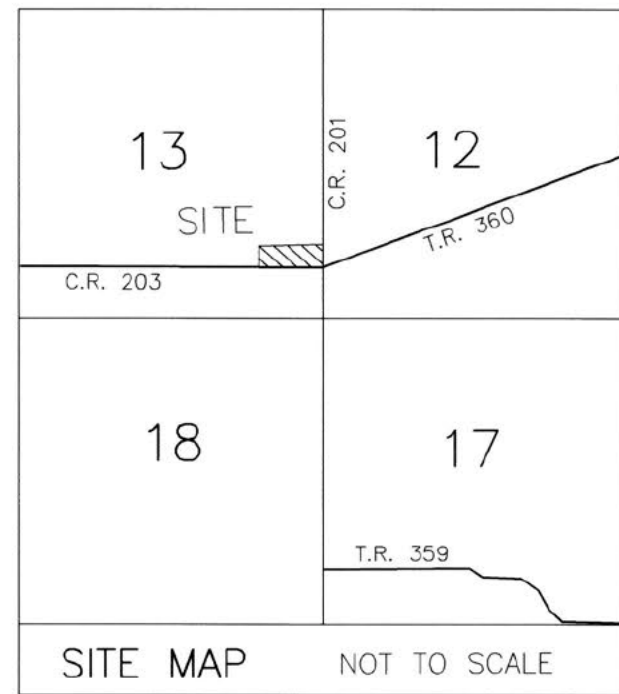
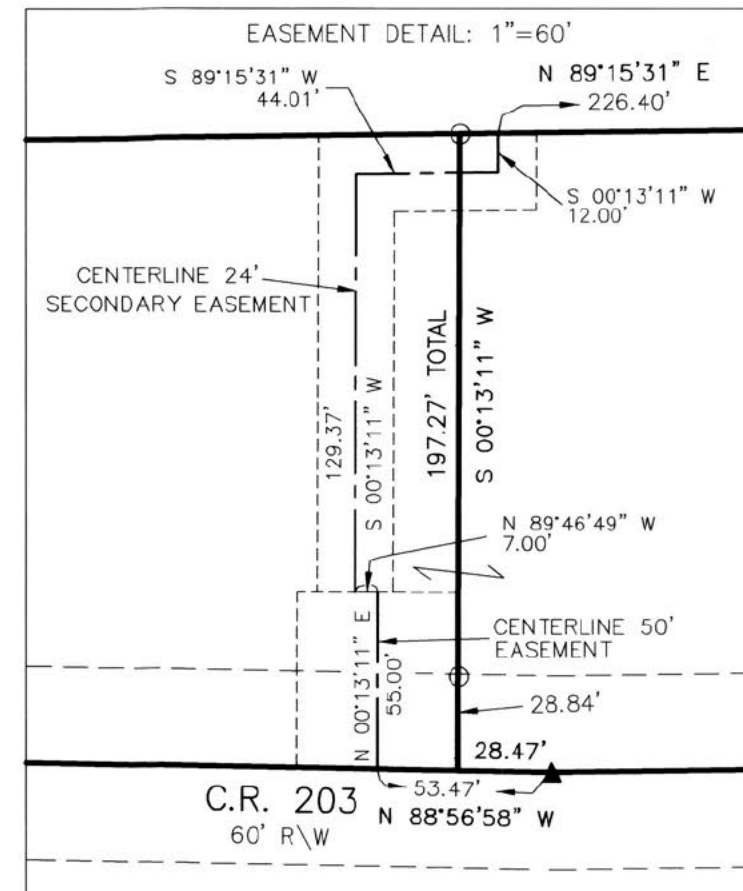


SAFE SEVEN SUBDIVISION REPLAT No. 1

REPLAT OF SAFE SEVEN SUBDIVISION (P. 17-469) LOT 1 (FINAL)



AGENT:
JERRY ANDERSON
5949 C.R. 203
MILLERSBURG, OHIO 44654
PHONE: 330-231-4567



ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

JERRY ANDERSON, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

ANDERSON SAFE PROPERTIES, LTD. DATE
JERRY ANDERSON, OWNER

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.

JERRY ANDERSON, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

ANDERSON SAFE PROPERTIES, LTD. DATE
JERRY ANDERSON, OWNER

CERTIFICATE OF DEDICATION OF EASEMENTS
We, the undersigned, grant unto hereon shown Lots 2, 3 and to Beechy Properties II, LLC, their heirs and assigns, the 50' easement and the 24' secondary easement for the purposes of ingress and egress as shown on this plan of subdivision.

JERRY ANDERSON, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

ANDERSON SAFE PROPERTIES, LTD. DATE
JERRY ANDERSON, OWNER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled SAFE SEVEN 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 9/14/2023
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] 9/14/2023
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] 9/14/2023
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.

A O 9/14/2023
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 AUGUST 25, 2023
Donald C. Baker P.S. 6938 DATE

- ### REFERENCES
- O.R. VOL. 100 PAGE 371
 - PLAT VOL. 17 PAGE 469
 - PLAT VOL. 18 PAGE 144
 - PLAT VOL. 19 PAGE 2628
 - PLAT VOL. 19 PAGE 2360

BASIS OF BEARINGS FROM
OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, N.A.D. 83,
2011 ADJUSTMENT

THESE LOTS ARE FOR 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

ACREAGE IN LOTS 2.500 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.500 ACRES

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.

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 2 and 3 OF THE SAFE SEVEN SUBDIVISION REPLAT No. 1 AND BEECHY PROPERTIES II, LLC SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN EASEMENTS. THE COST OF SAID MAINTENANCE SHALL BE SHARED PORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID EASEMENTS.

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

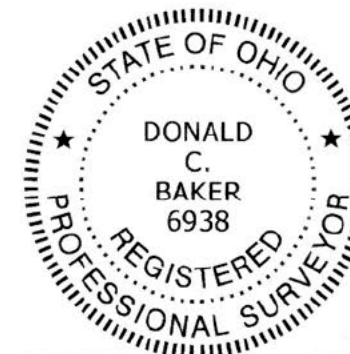
BERLIN TOWNSHIP
1ST. QTR., LOT 13
T-9 N; R-6 W
HOLMES COUNTY, OHIO



SCALE: 1"=60'

DATE: JULY 25, 2023 KES\LCS WORK6\S-402-23

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"



TRANSFER NOT NECESSARY

DATE 9/19/2023
AUDITOR *[Signature]*