WEAVER RIDGE ACRES SUBDIVISION

ROBERT A. KLINE

RUBY W. KLINE

O.R. 200-1327

(FINAL) S 89.19'44" E - S 89.19'44" E-C.R. 168 60' R/W 50.00 2311.87 2286.87 QTR. SECTION LINE T.R. 365 AGENT: MERVIN KLINE C.R. 168 4976 CARDINAL COURT MILLERSBURG, OHIO 44654 PHONE: 330-763-0219 LEVI D. SWARTZENTRUBER, CO-TRUSTEE MINERVA SWARTZENTRUBER, CO-TRUSTEE BERLIN VIEW LODGING, LLC O.R. 172-1806 O.R. 260-3996 SITE MAP NOT TO SCALE O.R. 187-3165 MASTER PLAT 75.58,48" S 89'19'44" ACTION 1) VACATE EASEMENTS AND REPLACE 427.09 ACCESS WITH PRIVATE ROAD #5507 15' BLDG SETBACK ACTION 2) TRANSFER AND RECORD PLAT ACTION 3) CONVEY LOT 1 ACTION 4) CONVEY LOT 2 ACTION 5) CONVEY 1.500 ACRE PARCEL TO ADJOINER ACTION 6) CONVEY 8.096 ACRE PARCEL REFERENCES O.R. VOL. 30 PAGE 298 O.R. VOL. 172 PAGE 1806 LOT 1 TRAIL PLUMBING HOLDINGS, LTD. O.R. VOL. 273 PAGE 3152 4.624 AC. O.R. VOL. 273 PAGE 3335 O.R. 280-7165 PLAT VOL. 16 PAGE 194 PLAT VOL. 16 PAGE 959 MERVIN D. KLINE, TRUSTEE PLAT VOL. 19 PAGE 707 O.R. 273-3152 NOTE: TWO 50' EASEMENTS WHICH PN 0100813010 ARE RECORDED IN P. 16-194 AND BASIS OF BEARINGS FROM P. 17-653, BOTH OF WHICH SERVICE OHIO STATE PLANE COORDINATE THIS 4.123 ACRE PARCEL, FALL SYSTEM, NORTH ZONE, N.A.D. 83, BENEATH THE SHOWN PRIVATE ROAD. 2011 ADJUSTMENT BOTH EASEMENTS ARE TO BE VACATED. MAINTENANCE AGREEMENT 15' BLDG SETBACK N 89'19'44" W 539.16 THE OWNERS OF LOTS 1 & 2 OF WEAVER RIDGE ACRES SUBDIVISION, THE 8.096 ACRE PARCEL, AND THE 4.123 ACRE PARCEL CURRENTLY WYMAN L. MAST MARIE A. MAST OWNED BY WYMAN L. MAST AND MARIE A. MAST (O.R. 30-298) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD NUMBER O.R. 30-298 5507. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY PN 0100813002 AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD. (4.123 AC.) LOT 2 2.500 AC. THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY. PN 0100813010 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS. CENTER OF CUL DE SAC 4 NOTE: BUILDING SETBACK LINES ARE 15' JOHN E. YODER, TRUSTEE 15' BLDG SETBACK OFF SIDE AND REAR LINES AND N 88'45'05" W 539.16' TOTAL 30' OFF ROAD RIGHT OF WAY O.R. 203-2954 25.00 N 89'19'44" W For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's O.R. 273-3152 Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land PN 0100813010 (1.500 AC.) Holmes Soil and Water Conservation District Office: 62 W. Clinton Street Millersburg, Ohio 44654 35.72' Z 539.16 S 89'19'44" E State regulated permits and plans may be required S 89°19'44" E by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues. EXISTING PAVED DRIVE O.R. 273-3335 ACREAGE IN LOTS 7.124 ACRES PN 0100813003 ACREAGE IN ROAD DEDICATION 0.000 ACRES (6.596 AC.) TOTAL ACREAGE 7.124 ACRES 8.096 AC. ROBERT A. KLINE RUBY W. KLINE A R.R. SPIKE FOUND O.R. 200-1327 5/8" REBAR FOUND UNLESS OTHERWISE NOTED SCALE: 1"=100" 5/8" REBAR SET WITH I.D. CAP DATE: FEB. 21, 2023 TAB\VJD O I.D. CAP MARKED "BAKER 6938" WORK6\S-102-23\CNK 913.35' N 88'36'20" W BERLIN TOWNSHIP BAKER SURVEYING, LLC EDDIE A. KLINE

138 N. CLAY STREET

PH. 330-674-4788

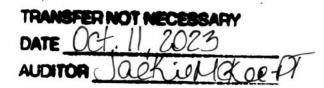
MILLERSBURG, OHIO 44654

EMAIL: bakersurveying@gmail.com

S.W. QTR. SECTION 7

HOLMES COUNTY, OHIO

T-9 N; R-5 W



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.

MERVIN D. KLINE, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

MERVIN D. KLINE, TRUSTEE

DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD We, the undersigned, grant unto hereon shown Lots 1 & 2, a 4.123 acre parcel owned by Wyman L. Mast and Marie A. Mast, and 8.096 acre parcel owned by Mervin D. Kline, Trustee, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

MERVIN D. KLINE, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

MERVIN D. KLINE, TRUSTEE

WYMAN L. MAST, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

WYMAN L. MAST

MARIE A. MAST, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2023.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE

TREATMENT SYSTEMS

ACRES SUBDIVISION 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

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.

Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the County Commissioners have
approved the studiyising plat as shown between approved the

Chairman,

have approved the plat shown hereon.

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, any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for

AO 9/13/2023

Holmes County Planning Commission

202300004093

B: 19 P: 5118 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER 10/11/2023 12:49 PM PLAT MED . 43.20 PAGES: 1

ORV 286 PG 7203 ORV 286 PG 7207 ORV 286 PG 7222 ORV 286 PG 7224

MARIE A. MAST

I hereby certify that the subdivision plat entitled WEAVER RIDGE

of of any lot is dependent on a site specific evaluation of the start of the construction.

9/13/2023

DATE

9/13/2023

DATE

recording in the office of the County Recorder. 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 Halmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker P.S. 6938

LISA E. KLINE

O.R. 207-3324

BEACHY HOLLOW SUBDIVISION LOT 1 (P. 18-619)

AUGUST 17, 2023

ATE OF ON DONALD **BAKER** 6938 A ROISTEREY