

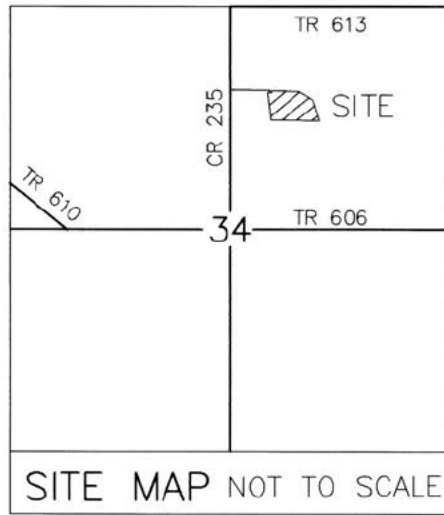
SALT CREEK TOWNSHIP SUBDIVISION No. 13

(FINAL)

AGENT:
 LEROY MILLER
 5344 T.R. 613
 FREDERICKSBURG, OHIO 44627
 PHONE: 330-641-1016

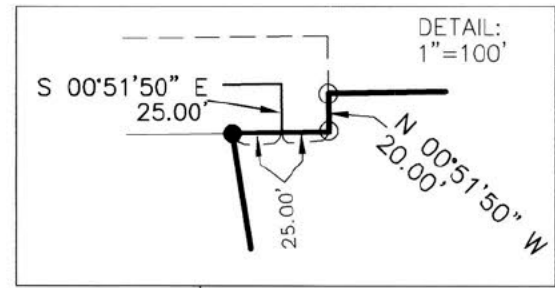
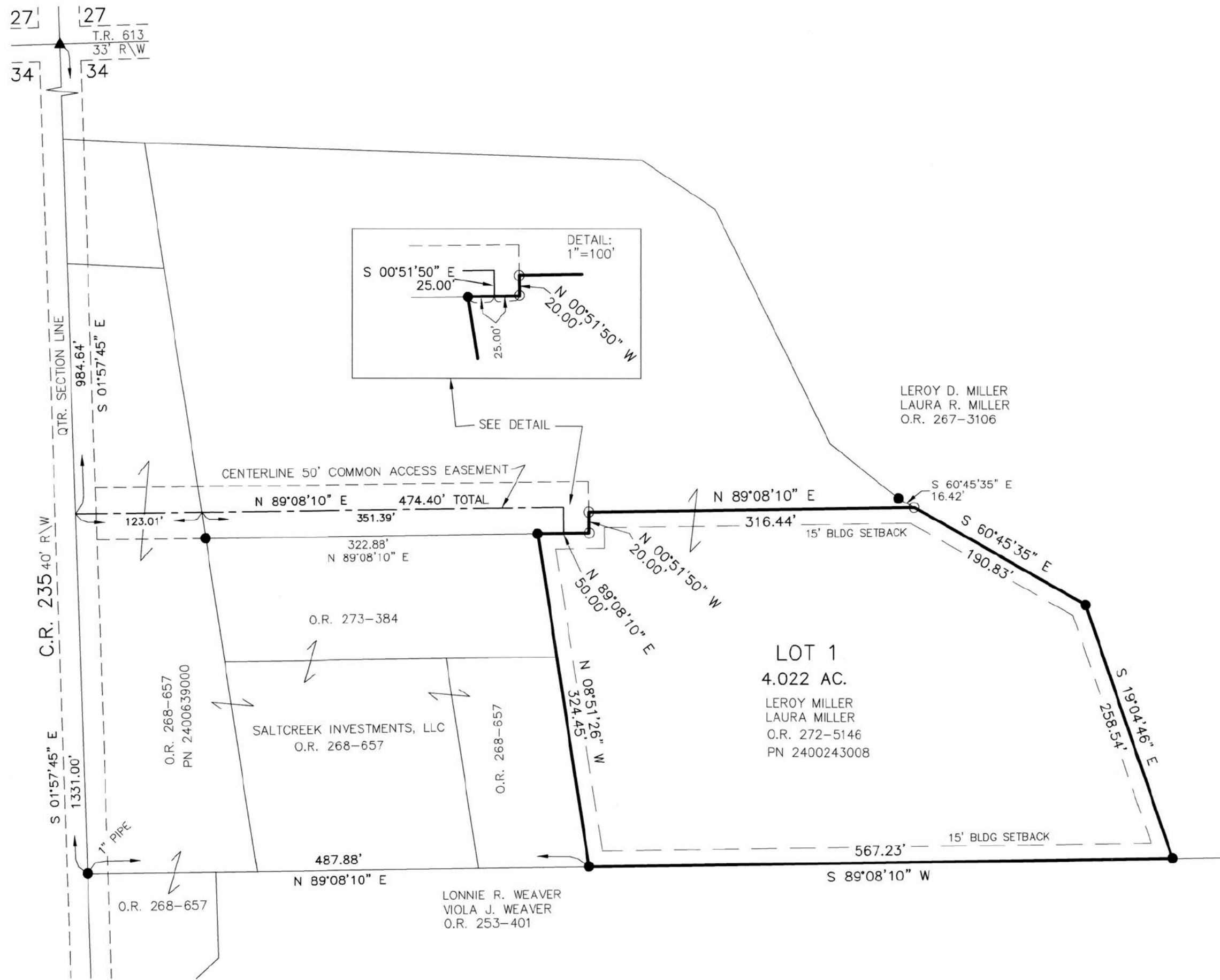
MASTER PLAT

- ACTION 1) CONVEY NEW 50' EASEMENT
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY LOT 1



- REFERENCES
- O.R. VOL. 272 PAGE 5146
 - PLAT VOL. 19 PAGE 4097
 - PLAT VOL. 19 PAGE 3712
 - PLAT VOL. 19 PAGE 4119
 - PLAT VOL. 16 PAGE 947
 - PLAT VOL. 14 PAGE 215

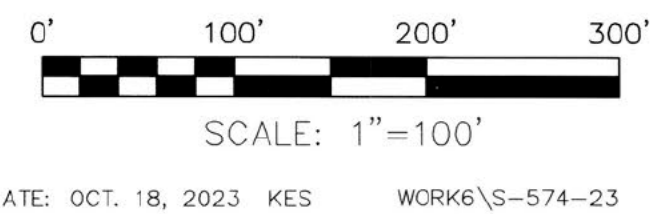
BASIS OF BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83,
 2011 ADJUSTMENT



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

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	4.022 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	4.022 ACRES



- ▲ 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"

DATE: OCT. 18, 2023 KES WORK6\S-574-23

20240000170

B: 19 P: 5196
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 01/12/2024 03:27 PM
 PLAT MED . 43.20
 PAGES: 1

ORV 287 Pg 5625
 ORV 287 Pg 5628

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.

LEROY MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON DECEMBER 6, 2023.

LEROY MILLER _____ DATE _____
 LAURA MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON DECEMBER 6, 2023.
 LAURA MILLER _____ DATE _____

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1
 their heirs and assigns, the 50' easement for the purposes
 of ingress, egress and utilities as shown on this plan
 of subdivision.

LEROY MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON DECEMBER 6, 2023.

LEROY MILLER _____ DATE _____
 LAURA MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON DECEMBER 6, 2023.

LAURA MILLER _____ DATE _____
 ADEN H. YODER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON DECEMBER 6, 2023.

SALTCREEK INVESTMENTS, LLC _____ DATE _____
 ADEN H. YODER, AUTHORIZED MEMBER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
 TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled SALT CREEK
 TOWNSHIP SUBDIVISION No. 13 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. Horst _____ DATE 12/14/2023
 Health Commissioner

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] _____ DATE 12/14/2023
 Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the County Commissioners have
 approved the subdivision plat as shown hereon.

Joe Mills _____ DATE _____
 Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

Donald C. Baker _____ DATE 12/14/2023
 County Engineer

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 12/14/2023 _____ DATE _____
 Holmes County Planning Commission

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 _____ DATE NOV. 27, 2023
 Donald C. Baker P.S. 6938



TRANSFER NOT NECESSARY
 DATE 01/11/2024
 AUDITOR *Jackie Hager*

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

SALT CREEK TOWNSHIP
 N.E. QTR. SECTION 34
 T-15 N; R-12 W
 HOLMES COUNTY, OHIO