

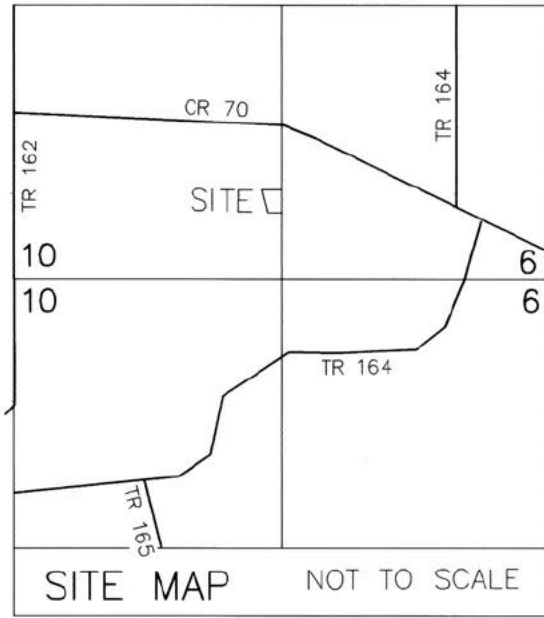
CLARK TOWNSHIP SUBDIVISION No. 13

(FINAL)

20240001330

B: 19 P: 5255
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/15/2024 02:59 PM
PLAT MED . 43.20
PAGES: 1

ORV 288 Pg 3801
ORV 288 Pg 3806



AGENT:
BERTHA YODER
2260 C.R. 70
SUGARCREEK, OHIO 44681
PHONE: 330-691-1628

MASTER PLAT

- ACTION 1) VACATE EXISTING EASEMENT (P. 14-509) AND REPLACE WITH NEW 50' COMMON ACCESS EASEMENT FOR THE USE OF DEVON E. YODER AND LISA V. YODER AND NEW LOT 1
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY LOT 1

REFERENCES

- O.R. VOL. 72 PAGE 647
- O.R. VOL. 210 PAGE 2805
- O.R. VOL. 283 PAGE 7078
- PLAT VOL. 14 PAGE 509
- PLAT VOL. 19 PAGE 1518
- PLAT VOL. 19 PAGE 3736

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

THIS LOT IS 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

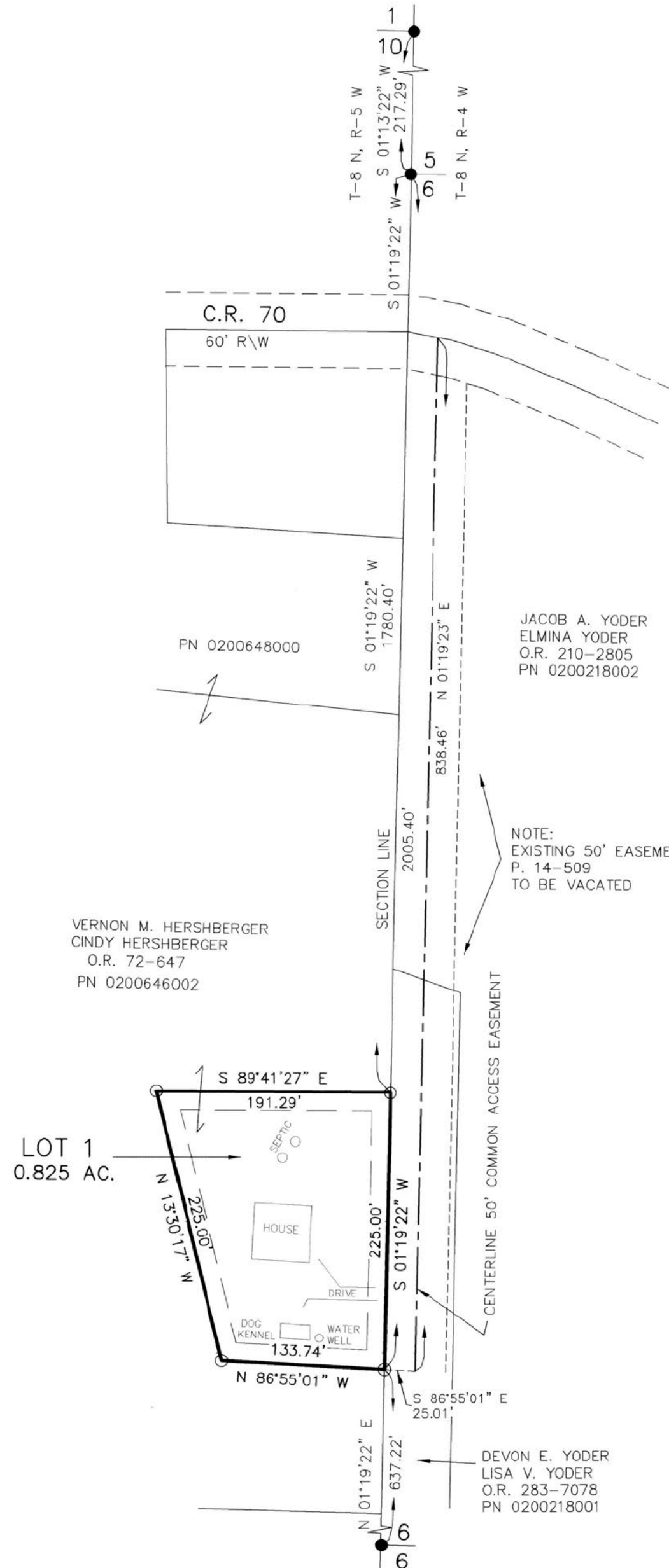
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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 0.825 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 0.825 ACRES

TRANSFER NOT NECESSARY

DATE *April 15, 2024*
AUDITOR *Jaekil McKeel*



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.

VERNON M. HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2024.

VERNON M. HERSHBERGER _____ DATE _____

CINDY HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2024.

CINDY HERSHBERGER _____ DATE _____

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

DEVON E. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2024.

DEVON E. YODER _____ DATE _____

LISA V. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2024.

LISA V. YODER _____ DATE _____

JACOB A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2024.

JACOB A. YODER _____ DATE _____

ELMINA YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2024.

ELMINA YODER _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled CLARK 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 any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Dorr 2/12/2024
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.

LB 2/12/2024
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.

Doris Hare 2/22/2024
Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

Donald C. Baker P.E. P.S. 2/12/2024
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 2/12/2024
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 NOV. 29, 2023
Donald C. Baker P.S. 6938 _____ DATE _____

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

CLARK TOWNSHIP
N.E. QTR. SECTION 10
T-8 N; R-5 W
N.W. QTR. SECTION 6
T-8 N; R-4 W
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: OCT. 23, 2023 TAB WORK6\S-585-23\CNK

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

