

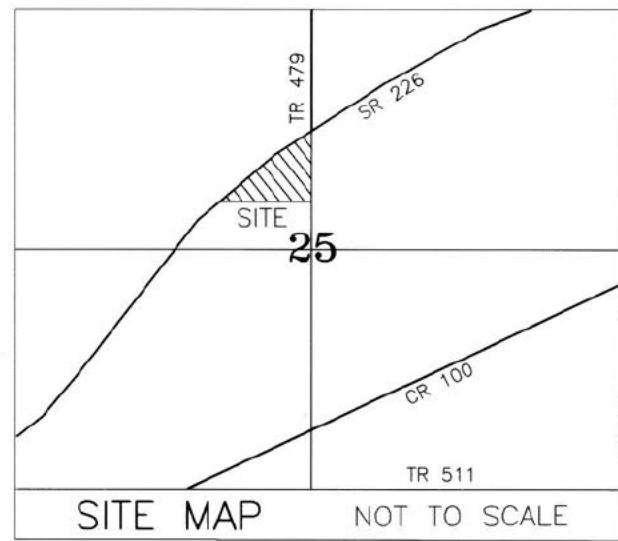
WASHINGTON TOWNSHIP SUBDIVISION No. 5

(FINAL)

20240002008

B: 19 P: 5292
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/04/2024 11:41 AM
SMALL PLAT . 40.00
PAGES: 1

ORV 288 Pg 6912



AGENT:
ROY A. LEID
12786 T.R. 506
BIG PRAIRIE, OH 44611
PHONE: 330-275-2947

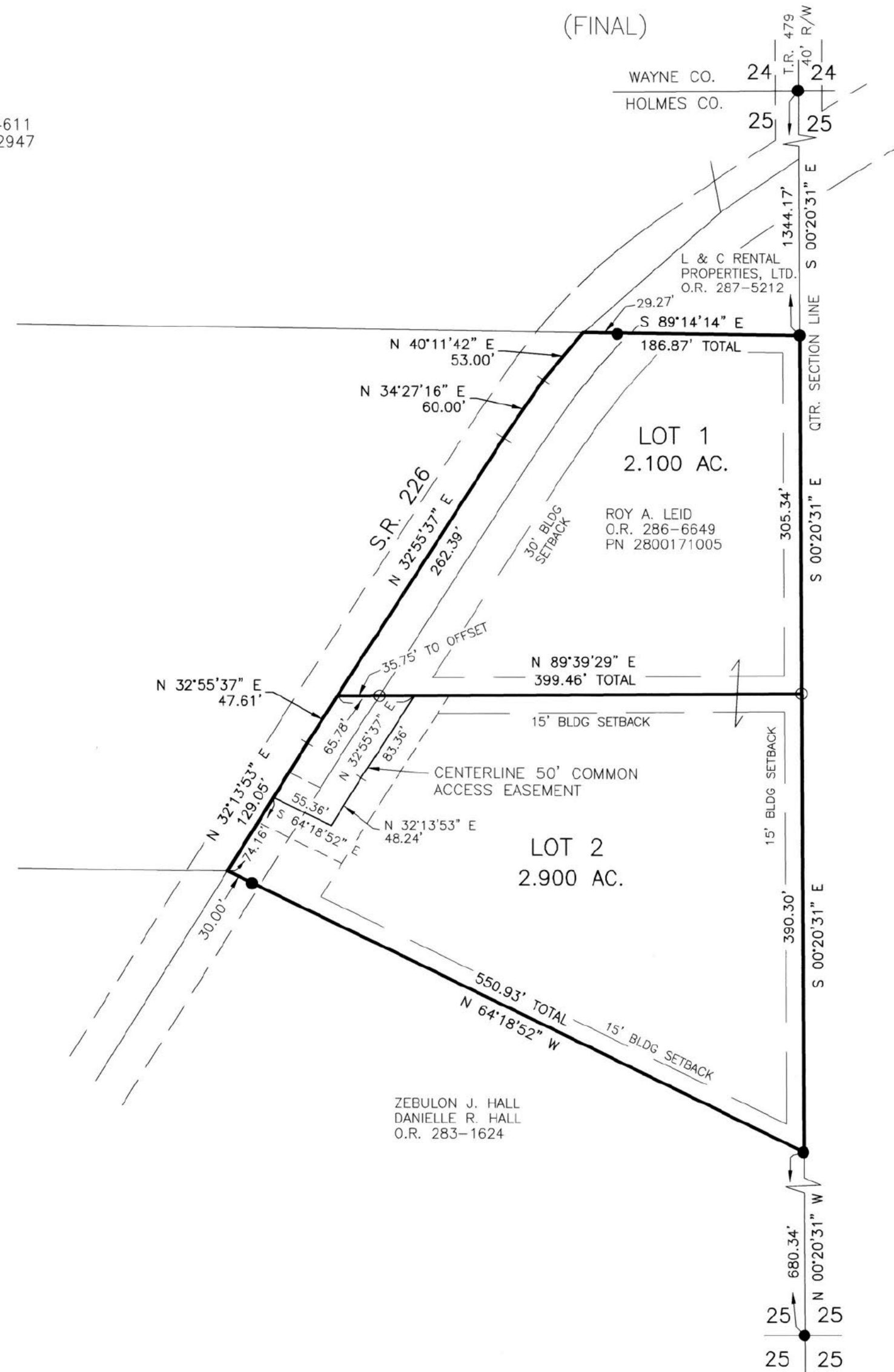
REFERENCES

DEED VOL. 279 PAGE 925
O.R. VOL. 286 PAGE 6649
O.R. VOL. 283 PAGE 1621
PLAT VOL. 19 PAGE 4728

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

MASTER PLAT

ACTION 1) TRANSFER AND RECORD PLAT
ACTION 2) CONVEY LOTS 1 & 2



THESE LOTS ARE 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 AND
30' OFF ROAD RIGHT OF WAY

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 1 & 2 OF THE WASHINGTON TOWNSHIP SUBDIVISION No. 5
SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON ACCESS EASEMENT.
THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL
PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

ACREAGE IN LOTS	5.000 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	5.000 ACRES

TRANSFER NOT NECESSARY

DATE June 4 2024
AUDITOR *Chelton Christ*

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.

ROY A. LEID, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON APRIL 5, 2024.

ROY A. LEID _____ DATE _____

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT

We, the undersigned, grant unto hereon shown Lots 1 & 2,
their heirs and assigns, the 50' easement for the purposes
of ingress, egress and utilities as shown on this plan
of subdivision.

ROY A. LEID, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON APRIL 5, 2024.

ROY A. LEID _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled
WASHINGTON TOWNSHIP SUBDIVISION No. 5
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 on any lot is dependent on a site specific
evaluation prior to the start of any construction.

Michael E. Herr 4/19/2024
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.

[Signature] 4/19/2024
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.

David Stoll 4/19/2024
Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

Robert [Signature] 4/19/2024
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 presented in the minutes of the Holmes County
Planning Commission and that it has been approved for
recording in the office of the County Recorder.

AO 4/19/2024
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 APRIL 2, 2024
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

WASHINGTON TOWNSHIP
N.W. QTR. SECTION 25
T-20 N; R-15 W
HOLMES COUNTY, OHIO



DATE: MARCH 28, 2024 WORKS\5-681-23\CNK
VJD/CRB 130-24

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

