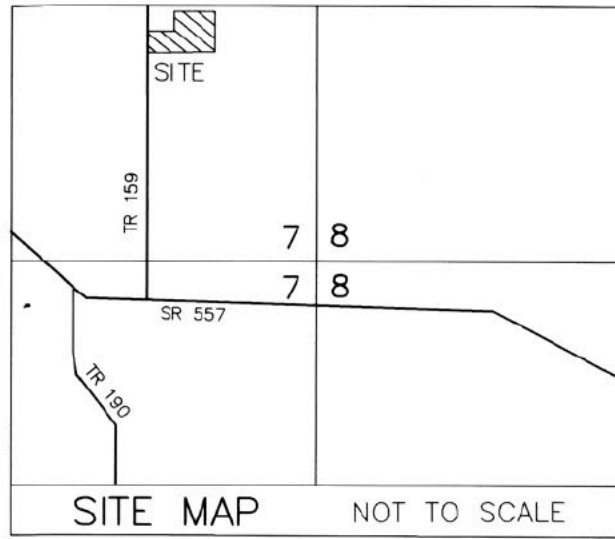


CLARK TOWNSHIP SUBDIVISION No. 3 REPLAT No. 2

REPLAT OF
CLARK TOWNSHIP SUBDIVISION No. 3 REPLAT No. 1 (P. 19-4978) LOT 4 AND ADDITIONAL LANDS
(FINAL)

202400002897
B: 19 P: 5343
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/07/2024 10:24 AM
SMALL PLAT . 40.00
PAGES: 1

ORV 289 Pg 3755
ORV 289 Pg 3757



AGENT:
REUBEN TROYER
3420 T.R. 159
MILLERSBURG, OHIO 44654
PHONE: 330-231-3869

MASTER PLAT
ACTION 1) CONVEY 0.878 ACRES TO LENTCO, LLC
ACTION 2) TRANSFER AND RECORD PLAT
ACTION 3) CONVEY NEW LOT 5

REFERENCES

- O.R. VOL. 259 PAGE 6814
- O.R. VOL. 268 PAGE 2467
- O.R. VOL. 269 PAGE 6783
- PLAT VOL. 19 PAGE 3192
- PLAT VOL. 19 PAGE 3763
- PLAT VOL. 19 PAGE 3911
- PLAT VOL. 19 PAGE 3990
- PLAT VOL. 19 PAGE 4833
- PLAT VOL. 19 PAGE 4978

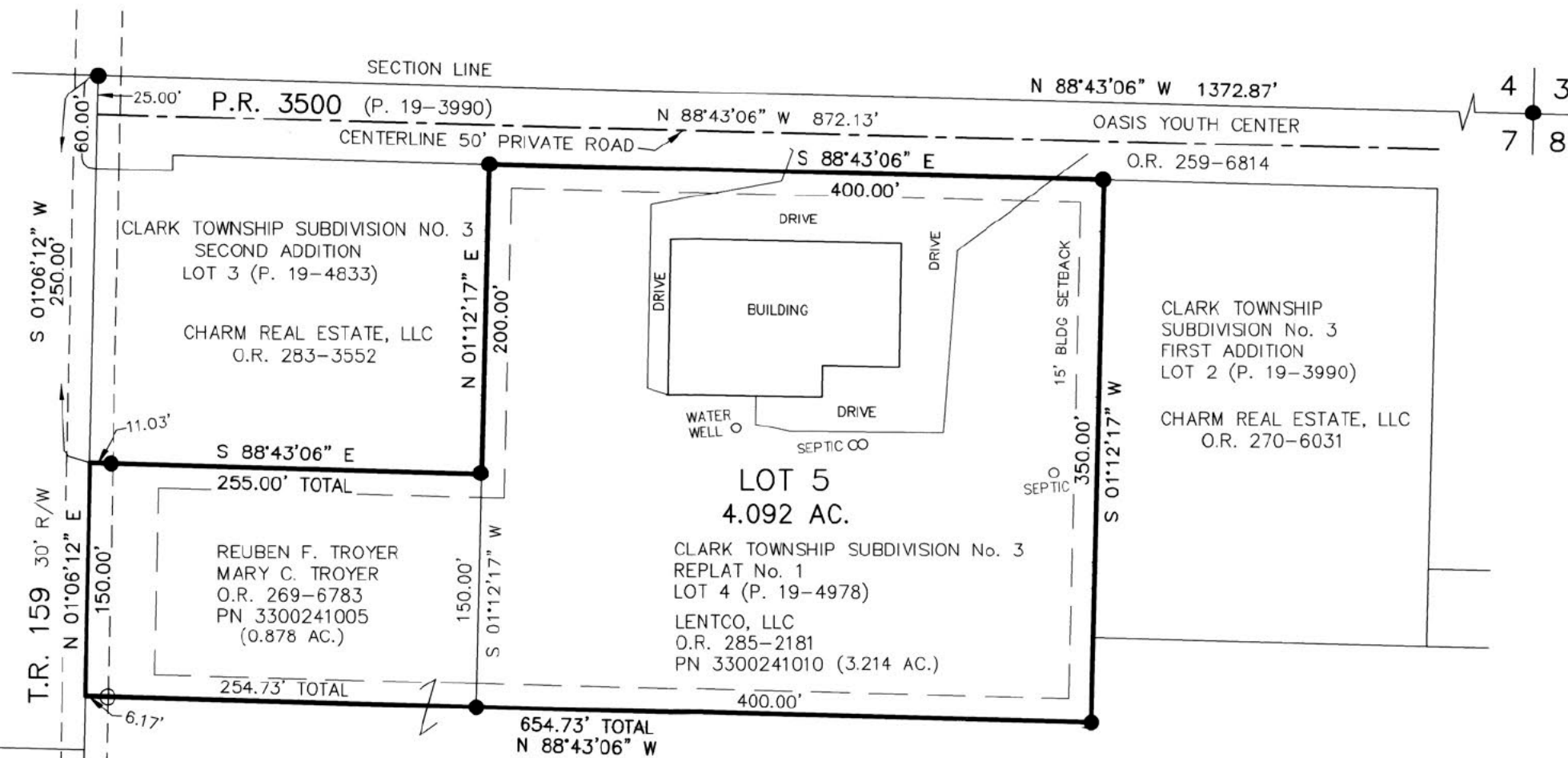
BASIS OF BEARINGS FROM
OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, N.A.D. 83,
2011 ADJUSTMENT

ACREAGE IN LOT 4.092 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 4.092 ACRES

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 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:
82 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 LOT 5 OF CLARK TOWNSHIP SUBDIVISION No. 3 REPLAT No. 2
AND THE OWNERS OF LOT 2 OF CLARK TOWNSHIP SUBDIVISION No. 3 FIRST ADDITION
AND THE OWNERS OF LOT 3 OF CLARK TOWNSHIP SUBDIVISION No. 3 SECOND ADDITION
AND THE OWNERS OF THE OASIS YOUTH CENTER, THEIR HEIRS AND ASSIGNS, SHALL
BE RESPONSIBLE FOR THE MAINTENANCE OF P.R. 3500. THE COST OF SAID
MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED
TO USE SAID P.R. 3500.

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.

REUBEN F. TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON JUNE 26, 2024.

REUBEN F. TROYER _____ DATE _____

MARY C. TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON JUNE 26, 2024.

MARY C. TROYER _____ DATE _____

JOSEPH M. COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON JUNE 26, 2024.

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

LENTCO, LLC _____ DATE _____

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lot 5,
their heirs and assigns, the shown 50' Private Road for the
purpose of ingress, egress and utilities as shown on this
plan of subdivision.

PAUL YODER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON JUNE 26, 2024.

PAUL YODER (MEMBER) _____ DATE _____

JOSEPH M. COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON JUNE 26, 2024.

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

LENTCO, LLC _____ DATE _____

JOSEPH M. COBLENTZ (MEMBER) _____ DATE _____

MAHLON RABER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON JUNE 26, 2024.

MAHLON RABER (MEMBER) _____ DATE _____

CHARM REAL ESTATE, LLC _____ DATE _____

MAHLON RABER (MEMBER) _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled
CLARK TOWNSHIP SUBDIVISION No. 3 REPLAT No. 2
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 7/24/2024

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] 7/24/2024

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 Hau 7/29/24

Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 7/24/2024

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.

A O 7/24/2024

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 26, 2024

Donald C. Baker P.S. 6938 _____ DATE _____

TRANSFER NOT NECESSARY

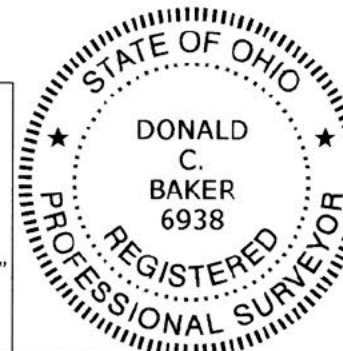
DATE *Aug. 7, 2024*

AUDITOR *ackie M. Kepp*



SCALE: 1"=100'

DATE: MARCH 20, 2024 KES WORK6\ALLOT-125-24



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

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

CLARK TOWNSHIP
N.E. QTR. SECTION 7
T-8 N; R-5 W
HOLMES COUNTY, OHIO