

SEVEN LICK ESTATES REPLAT No. 3

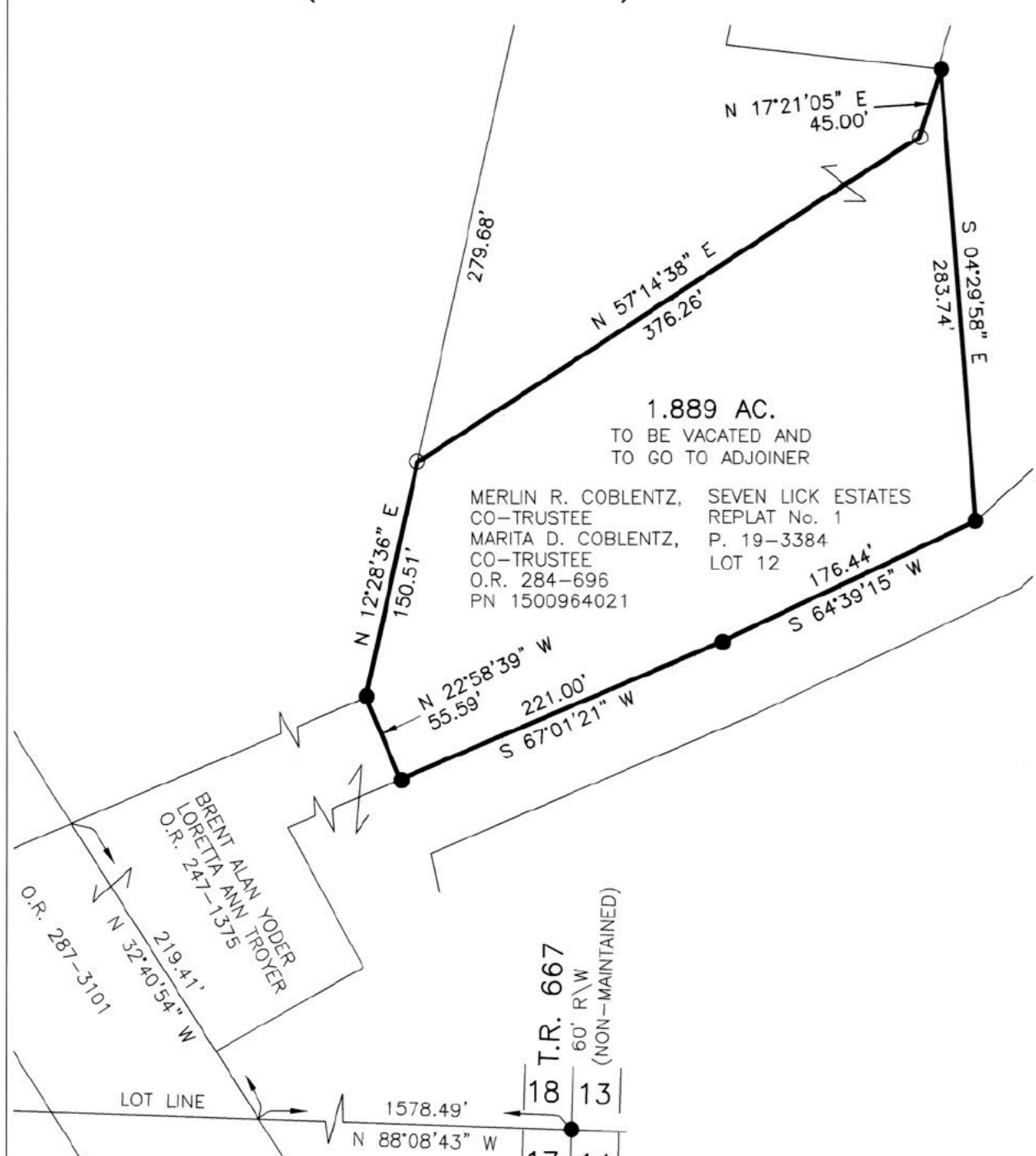
REPLAT OF SEVEN LICK ESTATES REPLAT No. 1 (P. 19-3384) LOT 12

(FINAL)

- REFERENCES
 O.R. VOL. 262 PAGE 6842
 O.R. VOL. 284 PAGE 696
 O.R. VOL. 247 PAGE 1375
 PLAT VOL. 2 PAGE 652
 PLAT VOL. 19 PAGE 3384
 PLAT VOL. 19 PAGE 2448

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

VACATION PLAT OF A PART OF LOT 12 OF SEVEN LICK ESTATES REPLAT No. 1 (P. 19-3384)



We, the undersigned, certify that we are the owners of SEVEN LICK ESTATES and hereby vacate a part (as shown hereon) of Lot 12 of SEVEN LICK ESTATES REPLAT No. 1 as recorded in Plat vol. 19 page 3384.

Joel Miller, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 JOEL MILLER
 Owen L. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 OWEN L. COBLENTZ
 Allen D. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 ALLEN D. MILLER
 James Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 JAMES COBLENTZ
 Shannon M. Stutzman, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 SHANNON M. STUTZMAN, TRUSTEE
 Marita D. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MARITA D. COBLENTZ, CO-TRUSTEE
 Gloria Kratzer, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 GLORIA KRATZER

Kristina Miller, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 KRISTINA MILLER
 Linda O. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 LINDA O. COBLENTZ
 Miriam D. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MIRIAM D. MILLER
 Jenna Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 JENNA COBLENTZ
 Merlin R. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MERLIN R. COBLENTZ, CO-TRUSTEE
 Charles B. Kratzer, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 CHARLES B. KRATZER

I hereby accept the vacation of a part of Lot 12 (as shown hereon) in SEVEN LICK ESTATES REPLAT No. 1 as recorded in Plat vol. 19 page 3384.

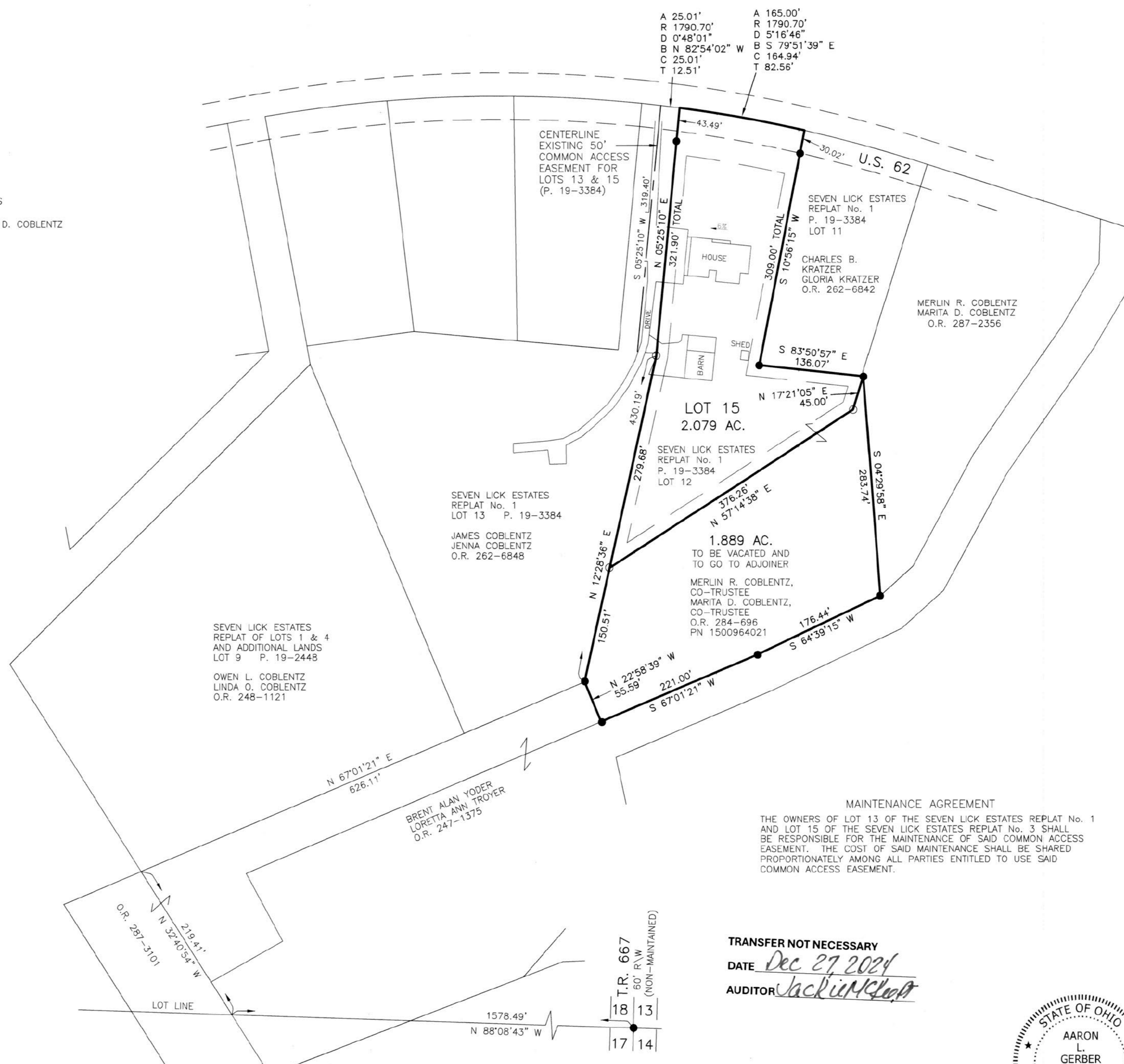
AO 12/6/2024
 ARNOLD OLIVER DATE
 Holmes County Planning Commission

- MASTER PLAT
- ACTION 1) RECORD AFFIDAVIT TO VACATE 1.889 ACRES FROM SEVEN LICK ESTATES REPLAT No. 1 LOT 12
 ACTION 2) CONVEY 1.889 ACRES TO ADJOINER MERLIN R. COBLENTZ AND MARITA D. COBLENTZ
 ACTION 3) TRANSFER AND RECORD PLAT
 ACTION 4) CONVEY LOT 15

ACREAGE IN LOT 2.079 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 2.079 ACRES

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING 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 LOT 13 OF THE SEVEN LICK ESTATES REPLAT No. 1 AND LOT 15 OF THE SEVEN LICK ESTATES REPLAT No. 3 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.

TRANSFER NOT NECESSARY
 DATE Dec 27 2024
 AUDITOR Jacki M. [Signature]

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.

Merlin R. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MERLIN R. COBLENTZ, CO-TRUSTEE DATE

Marita D. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MARITA D. COBLENTZ, CO-TRUSTEE DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lots 13 & 15, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Merlin R. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MERLIN R. COBLENTZ, CO-TRUSTEE DATE

Marita D. Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 MARITA D. COBLENTZ, CO-TRUSTEE DATE

James Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 JAMES COBLENTZ DATE

Jenna Coblentz, pursuant to electronic signature verification by Holmes County Planning Commission on November 18, 2024.
 JENNA COBLENTZ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled SEVEN LICK ESTATES REPLAT No. 3 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.

[Signature] 12/6/2024
 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] 12/6/2024
 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.

[Signature] 12/9/24
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.

[Signature] 12/6/2024
 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 12/6/2024
 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.

A-L-G
 Aaron L. Gerber, P.S. 8379 DATE

 BAKER SURVEYING, LLC 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: bakersurveying@gmail.com	PAINT TOWNSHIP 4TH QTR., LOT 18 T-10 N; R-5 W HOLMES COUNTY, OHIO	 SCALE: 1"=100' DATE: SEPT. 25, 2024 ALG WORKS\5-494-24\CNK	5/8" REBAR FOUND UNLESS OTHERWISE NOTED 5/8" REBAR SET WITH I.D. CAP I.D. CAP-MARKED "BAKER SURVEYING LLC"
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