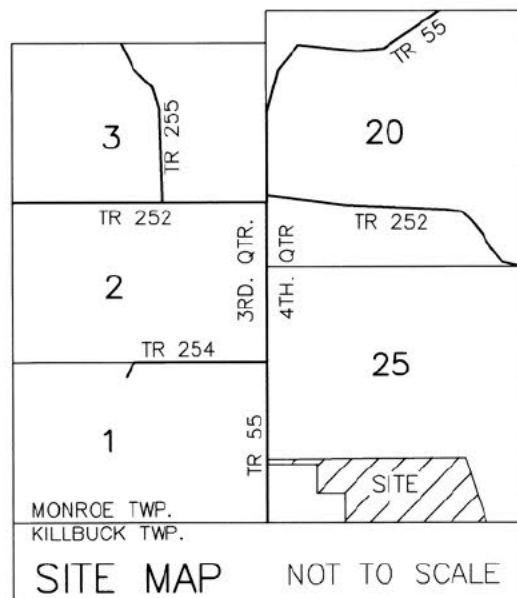


MONROE TOWNSHIP SUBDIVISION No. 6

(FINAL)



AGENT:
CASEY WAGNER
4044 T.R. 55
KILLBUCK, OHIO 44637
PHONE: 330-763-1172

MASTER PLAT

ACTION 1) TRANSFER AND RECORD PLAT
ACTION 2) CONVEY LOT 1
ACTION 3) CONVEY LOT 2

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.

CASEY L. WAGNER, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 16, 2024.

CASEY L. WAGNER, CO-TRUSTEE
DATE
CHRISTY E. WAGNER, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 16, 2024.

CHRISTY E. WAGNER, CO-TRUSTEE
DATE

CERTIFICATE OF DEDICATION OF 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.

CASEY L. WAGNER, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 16, 2024.

CASEY L. WAGNER, CO-TRUSTEE
DATE
CHRISTY E. WAGNER, CO-TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 16, 2024.

CHRISTY E. WAGNER, CO-TRUSTEE
DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled MONROE TOWNSHIP SUBDIVISION No. 6 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.

1/14/2025
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.

1/14/2025
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.

DATE
Chairman, County Commissioners

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

1/14/2025
County Engineer
DATE

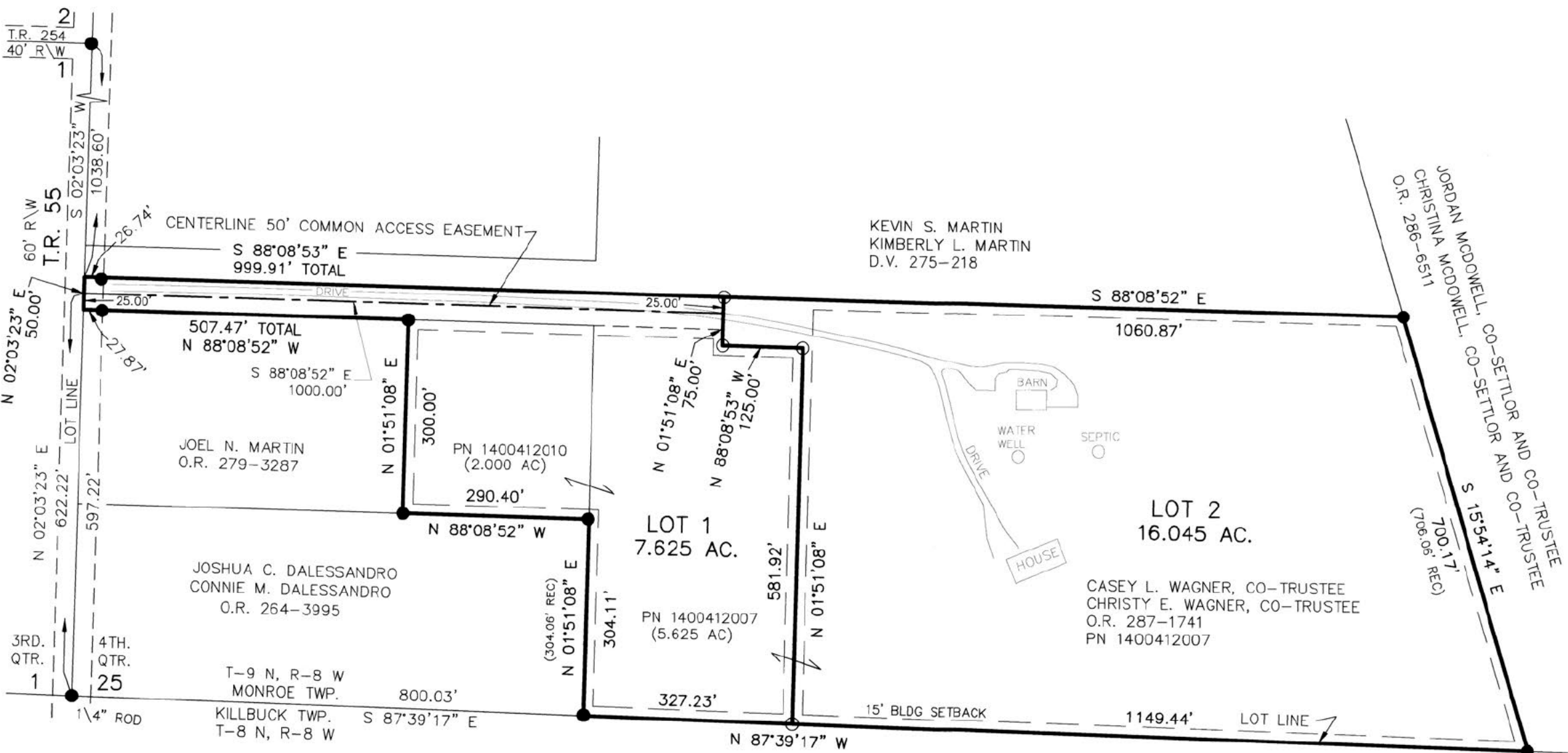
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

1/14/2025
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.

NOV. 25, 2024
Donald C. Baker P.S. 6938
DATE

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



KEVIN S. MARTIN
KIMBERLY L. MARTIN
D.V. 275-218

REFERENCES
O.R. VOL. 287 PAGE 1741
PLAT VOL. 15 PAGE 100
PLAT VOL. 19 PAGE 4553

TRANSFER NOT NECESSARY

DATE April 22, 2025
AUDITOR Keri McKee

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 AND 2 OF THE MONROE TOWNSHIP SUBDIVISION No. 6 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD OVER THE 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID EASEMENT.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

ACREAGE IN LOTS 23.670 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 23.670 ACRES



0' 200' 400' 600'
SCALE: 1"=200'
DATE: OCT. 17, 2024 KES WORK6\S-520-24

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

MONROE TOWNSHIP
4TH. QTR., LOT 25
T-9 N; R-8 W
HOLMES COUNTY, OHIO

202500001517
B: 19 P: 5537
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/22/2025 02:42 PM
PLAT MED . 43.20
PAGES: 1

ORV 291 Pg 6980
ORV 291 Pg 6983