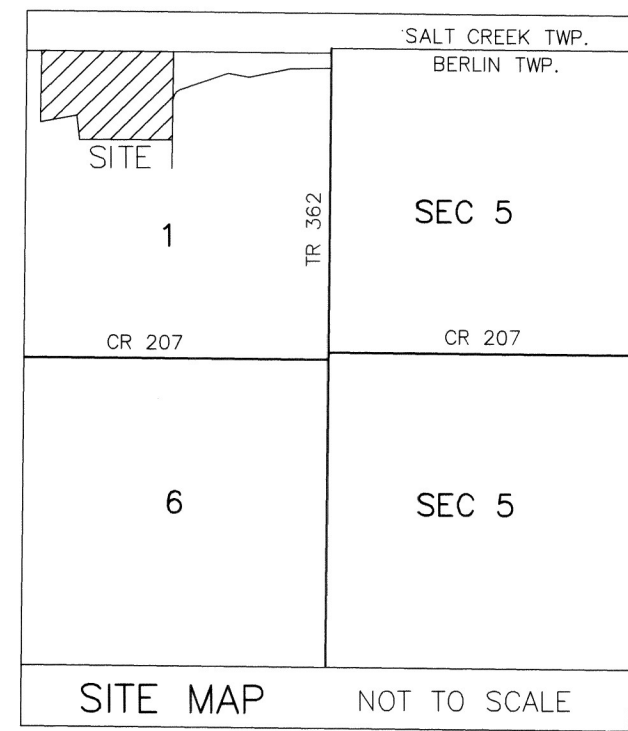


ORV 291 Pg 7433
ORV 291 Pg 7436
ORV 291 Pg 7439
ORV 291 Pg 7442
ORV 291 Pg 7445



AGENT:
JACOB BOWMAN
1820 GOSHEN RUN RD.
CHESTERHILL, OH 43728
PHONE: 330-238-0285

BLESSING ACRES SUBDIVISION REPLAT NO. 3

REPLAT OF

BLESSING ACRES SUBDIVISION (P. 2-350) LOT 2 AND

BLESSING ACRES SUBDIVISION REPLAT NO. 1 (P. 2-571) LOTS 5 & 6)

(FINAL)

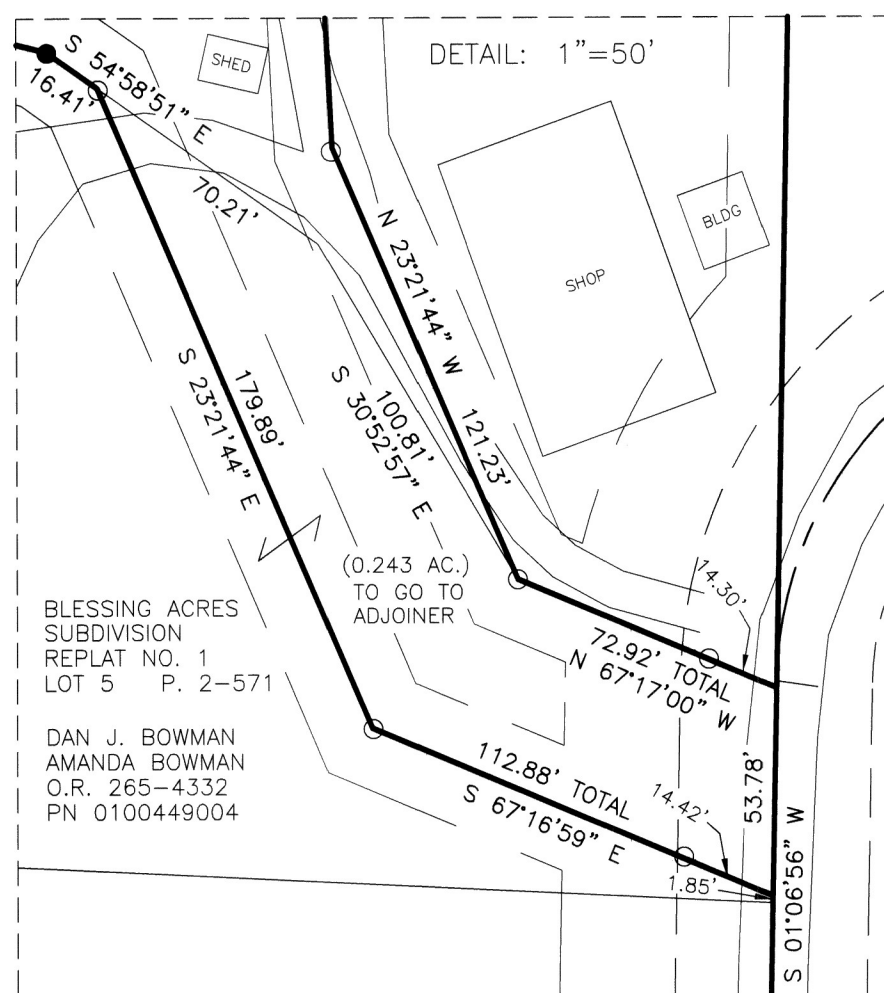
REFERENCES

O.R. VOL. 265 PAGE 4332
O.R. VOL. 123 PAGE 195
O.R. VOL. 267 PAGE 4450
PLAT VOL. 2 PAGE 350
PLAT VOL. 2 PAGE 571
PLAT VOL. 19 PAGE 3726

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

MASTER PLAT

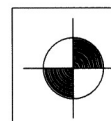
- ACTION 1) CONVEY 0.243 ACRES TO ADJOINER
ACTION 2) CONVEY LOT 2 OF BLESSING ACRES SUBDIVISION
(P. 2-350) TO DAN J. BOWMAN AND AMANDA BOWMAN
ACTION 3) TRANSFER AND RECORD PLAT
ACTION 4) CONVEY LOT 9
ACTION 5) CONVEY LOT 10
ACTION 6) CONVEY LOT 11



ACREAGE IN LOTS 17.872 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 17.872 ACRES

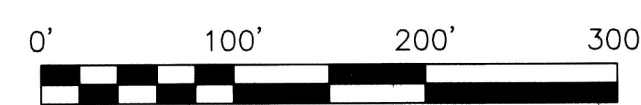
NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15'
OFF SIDE AND REAR LINES AND
30' OFF ROAD RIGHT OF WAY

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
Millsburg, Ohio 44654
State regulated permits and plans may be required
by the Ohio Environmental Protection Agency to
address stormwater and sedimentation issues.



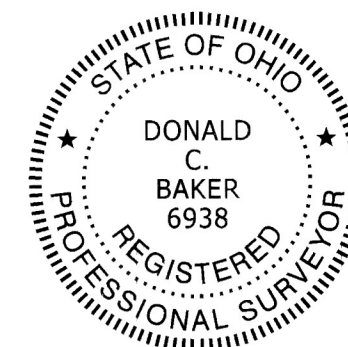
BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP
1ST QTR., LOT 1
T-9 N; R-6 W
HOLMES COUNTY, OHIO



DATE: DEC. 2, 2024
KES
WORK7\S-609-24\CNK

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



CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lots 9, 10,
& 11 their heirs and assigns, the shown Private Road 387
for the purpose of ingress, egress and utilities as shown on
this plan of subdivision.

JACOB S. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

JACOB S. BOWMAN
DATE

WILMA R. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

WILMA R. BOWMAN
DATE

DAN J. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

DAN J. BOWMAN
DATE

AMANDA BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

AMANDA BOWMAN
DATE

JOSEPH D. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

JOSEPH D. BOWMAN
DATE

IVA BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

IVA BOWMAN
DATE

ANNA BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

ANNA BOWMAN
DATE

WAYNE E. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

WAYNE E. BOWMAN
DATE

KATIE MILLER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

KATIE MILLER
DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
3/19/2025
County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plot 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 3/19/2025
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.

Donald C. Baker, P.S. 6938
JAN. 7, 2025
DATE

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.

JACOB S. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

JACOB S. BOWMAN
DATE

WILMA R. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

WILMA R. BOWMAN
DATE

DAN J. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

DAN J. BOWMAN
DATE

AMANDA BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

AMANDA BOWMAN
DATE

JOSEPH D. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

JOSEPH D. BOWMAN
DATE

IVA BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

IVA BOWMAN
DATE

ANNA BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

ANNA BOWMAN
DATE

WAYNE E. BOWMAN, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

WAYNE E. BOWMAN
DATE

KATIE MILLER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON FEBRUARY 28, 2025.

KATIE MILLER
DATE

TRANSFER NOT NECESSARY

DATE April 28, 2025
AUDITOR Jackie McLeod