

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

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

REFERENCES

O.R. VOL. 200 PAGE 3075 PLAT VOL. 4 PAGE 166 PLAT VOL. 8 PAGE 301 PLAT VOL. 10 PAGE 342 PLAT VOL. 12 PAGE 415 PLAT VOL. 16 PAGE 183 PLAT VOL. 18 PAGE 846

PRAIRIE TOWNSHIP SUBDIVISION No. 4

(FINAL)

LESTER HOSTETLER 8919 C.R. 245 HOLMESVILLE, OH 44633 PHONE: 330-641-9780

MASTER PLAT

ACTION 4) TRANSFER AND RECORD PLAT

ACTION 6) CONVEY 71.803 ACRE TRACT

ACTION 5) CONVEY NEW LOT 1

ACTION 1) CONVEY 3.603 ACRES TO ADJOINER

ANDREW Y. HOSTETLER aka ANDY HOSTETLER CLARA HOSTETLER 16.5' EASEMENT D.V. 260-17 (P. 8-301) 28 127 AS 89'20'35" OTR. SECTION LINE 1323.67' TOTAL 28 27 1323.67' TOTAL S 89°20'35" E CENTERLINE 50' COMMON ACCESS S 00'07'56" E COR. FALLS IN 131.35' TOTAL EASEMENT STREAM EXISTING 50' EASEMENT ACTION 2) VACATE EXISTING EASEMENT (P. 16-183) 559.17' TOTAL (P. 16-183) S 89'18'23" W ACTION 3) CONVEY NEW 50' COMMON ACCESS EASEMENT TO BE VACATED A NEW 50' COMMON ACCESS EASEMENT TO BE CREATED POINTS A, B, C, & D LOT 1 FOR ANDREW Y. HOSTETLER aka ANDY 6.310 AC. HOSTETLER and CLARA HOSTETLER and POINTS A, B, E, and F FOR LOT 1 N 89'18'23" E (3.603 AC.) 559.17' TOTAL 131.38 N 89'18'23" E PN 1700213000 LESTER S. HOSTETLER

ELI D. HOSTETLER

O.R. 200-3075

PN 1700693000

BARBARA E. HOSTETLER

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.

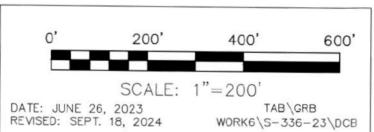
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

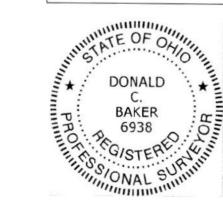
ACREAGE IN LOT 6.310 ACRES ACREAGE IN ROAD DEDICATION 0.000 ACRES TOTAL ACREAGE 6.310 ACRES

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 1 OF PRAIRIE TOWNSHIP SUBDIVISION No. 4 AND ANDREW Y. HOSTETLER aka ANDY HOSTETLER and CLARA HOSTETLER, THEIR HEIRS AND ASSIGNS. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED DNATELY AMONG ALL PARTIES ENTITLED TO USE SAID

PRAIRIE TOWNSHIP S.W. QTR. SECTION 27 T-14 N; R-13 W HOLMES COUNTY, OHIO





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. 7, 2024 Donald C. Baker P.S. 6938

(135.04' REC) S 89'34'48" W 135.03 WILLIAM ELLA W. O.R. 283 N O N 89'06'50" W T.R. 561 60' R\W 27 1185.83 1456.99' 33 34 S 89'06'50" 34 34 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.

ELI D. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

ELI D. HOSTETLER BARBARA E. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

LESTER S. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

LESTER S. HOSTETLER

MIRIAM E. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

MIRIAM E. HOSTELLER

BARBARA E. HOSTETLER

-27

S 00'07'56" E

25.04

MIRIAM E. HOSTETLER

(2.707 AC.)

N 89'18'38" E

430.00' TOTAL

O.R. 256-1634

(108.85' REC) N 44*55'57" W 108.86' TOTAL

S 48'47'50" W

S 44'20'10" E 96.07

(P.V. 10-342)

71.803 AC.

DAN Y. HOSTETLER

O.R. 214-3086

AMANDA L. HOSTETLER

193.04

N 52'31'33" E 195.29

CENTERLINE 50' EASEMENT -

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT We, the undersigned, grant unto hereon shown Lot 1 and Andrew Y. Hostetler aka Andy Hostetler and Clara Hostetler, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan

ELI D. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

ELI D. HOSTETLER BARBARA E. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025. BARBARA E. HOSTETLER

ANDREW Y. HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

ANDREW Y. HOSTETLER aka ANDY HOSTETLER

CLARA HOSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2025.

CLARA HOSTETLER CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS I hereby certify that the subdivision plat entitled PRAIRIE TOWNSHIP SUBDIVISION No. 4 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

> 2/13/2025 HeroT

of any construction.

Health Commissioner

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT I hereby certify that I have approved the subdivision plat

DATE

DATE

and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

2/13/2025 Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS I hereby certify that the County Commissioners have approved the subdivision plat of shown hereon.

Chairman, Co Commissioners CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon. Ropord Spug P.E. P.S. 2/13/2025

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

AO 2/13/2025 Holmes County Planning Commission DATE

recording in the office of the County Recorder

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

County Engineer

TRANSFER NOT NECESSARY

202500003451 B: **19** P: **5632** FILED FOR RECORD IN

HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER

09/04/2025 02:27 PM

PLAT MED . 43.20

PAGES: 1

ORV 293 Pg 2047

ORV 293 Pg 2049

ORV 293 Pg 2052

ORV 293 Pg 2055

ORV 293 Pg 2057