

Tax Map W-30 B

Oak Grove Park Allot. No.1, Replat No. 2 Lot 43

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.

Dan Gully

Daniel A Gully, Sr., trustee pursuant to electronic signature verification by Holmes County Planning Commission on **7/9/2025**

CERTIFICATE OF APPROVAL FOR WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS:

I hereby certify that the subdivision plat entitled Oak Grove Park Allot. No.1, 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr

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]

Holmes Soil and Water Conservation District DATE

HOLMES SOIL AND WATER CONSERVATION DISTRICT:

For erosion and sedimentation control, the landowner will follow Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection.

A copy of the above is available at the Holmes Soil and Water Conservation District Office located at 62 W. Clinton St., Millersburg, Oh. 44654.

ACREAGE BREAKDOWN:

Acreage in Lot	0.759
Acreage in Road Dedication	0.000
Total Acreage	0.759

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS:

I hereby certify that The County Commissioners have approved the subdivision plat as shown hereon.

Joe Mills

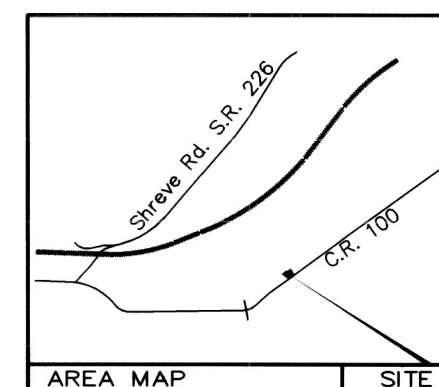
Chairman, County Commissioners

7-14-25

DATE

Master Plat

Action 1) Transfer and record plat
Action 2) Convey Lot 43



CERTIFICATE OF APPROVAL OF PLAT:

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

[Signature]

County Engineer

7/9/2025

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.

AO 7/9/2025

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.

Edward Gasbarre

Edward A Gasbarre, P.S. 7036

7/9/2025

DATE

BUILDING SETBACK LINES:

30 ft. from front property line.
15 ft. from side and rear property lines.

PURPOSE:

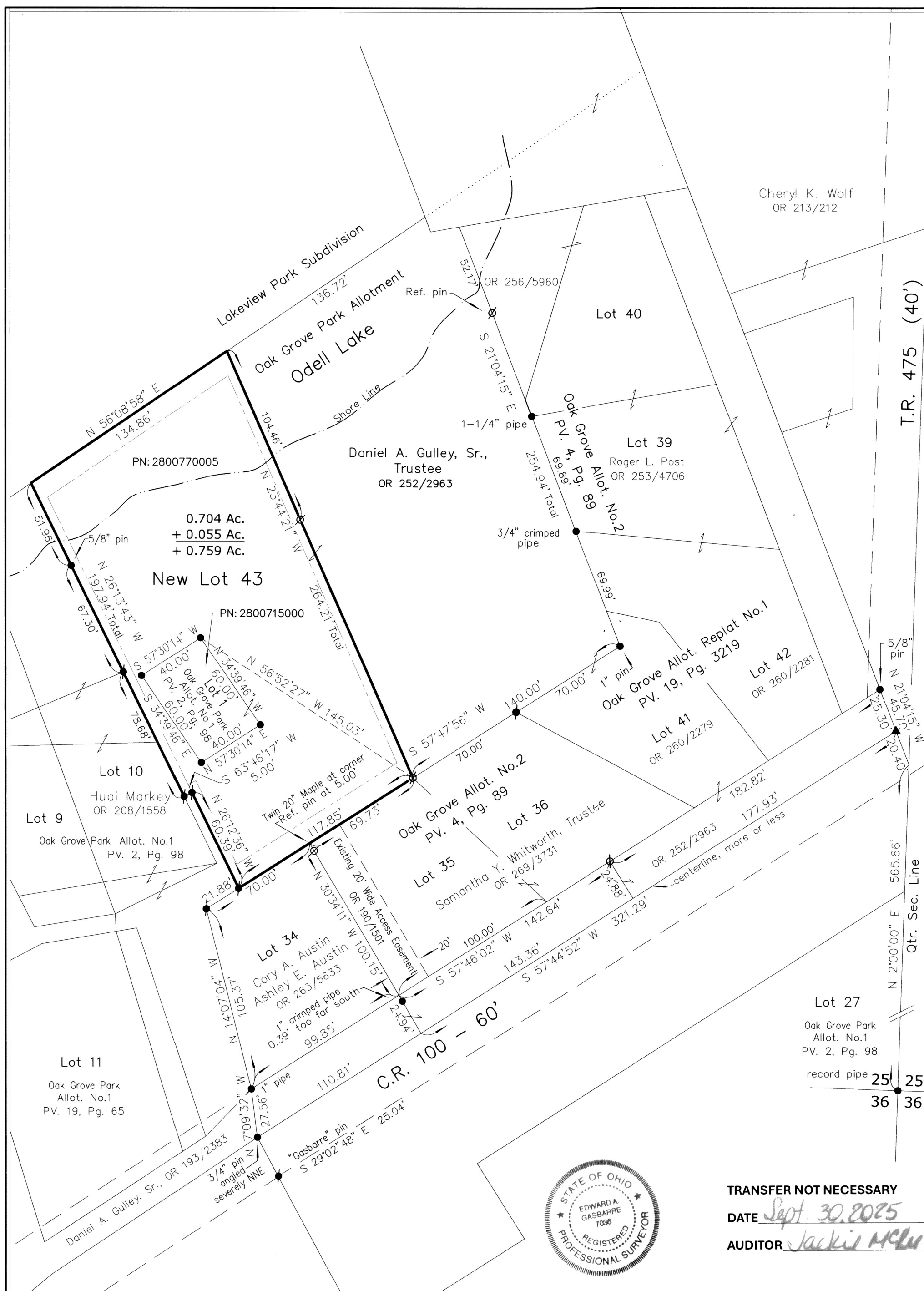
Lot is for residential purposes.

FUTURE SPLITS:

No further lot splits will be permitted without replating said lots.

No additional lots shall be approved by the Holmes County Planning Commission for a 2-year time period from the date of the approval of the preliminary plat without prior approval of the Holmes County Planning Commission.

This plat is subject to the conditions for approval noted in the minutes of the Holmes County Planning Commission meeting on 7/01/2024.



TRANSFER NOT NECESSARY

DATE **Sept 30, 2025**

AUDITOR *Jackie McLean*

Oak Grove Park Allot. No. 1 Replat No. 2
Replat of Lot 1, Oak Grove Allot. No.1 (P.V. 2, Pg. 98)
and additional lands
SW Qtr. Sec. 25, T-20N, R-15W, Washington Township
Holmes County, Ohio

I believe this survey to be correct
to the best of my knowledge.

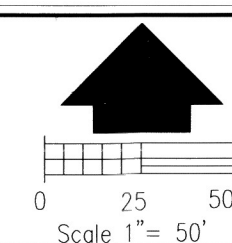
Edward A. Gasbarre

Edward A. Gasbarre, P.S. 7036

6/09/25

DATE

Legend
○ set ⚬ set previously ● found
5/8"x30" Steel Rod W/Yellow I.D. Cap
Marked "Gasbarre Wooster, Ohio"
● - Iron/Steel monument found
3/4" pin unless noted
□ - Stone monument found
△ - Spike or magnail set
▲ - Spike or magnail found
X-X - Fence Line Evident
R - Record Dimension
M - Measured Dimension
U - Used Record Dimension



Basis of Bearings: Common with Plat Volume 19, Page 2719
Drawing prepared from the same with no recent field work.

Drawing 224051.dwg

June 9, 2025

R.W. Gasbarre
& Associates, Inc.

Professional Land Surveying
401 South Market St. - P.O. Box 44
Wooster, Ohio 44691
PH 330-264-9499