

PAINT TOWNSHIP SUBDIVISION No. 8

REPLAT No. 1

REPLAT OF LOT 2 AND ADDITIONAL LANDS
OF
PAINT TOWNSHIP SUBDIVISION No. 8
(P. 19-4379)
(FINAL)

AGENT:
ORUS MAST
8080 T.R. 669
DUNDEE, OH 44624
PHONE: 330-473-9077

20260001777
B: 19 P: 5811
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/22/2026 01:13 PM
PLAT MED . 43.20
PAGES: 1
ORV 295 Pg 5447
ORV 295 Pg 5449

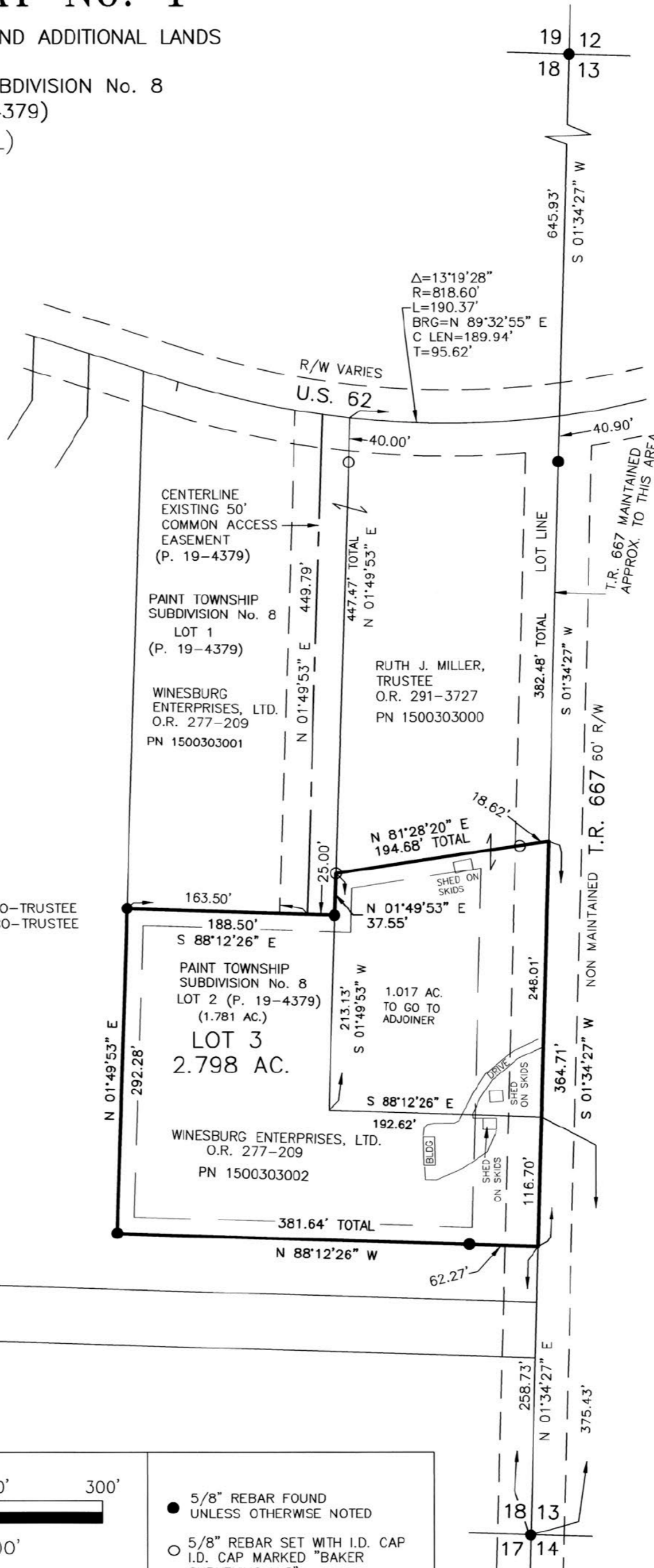
SITE MAP NOT TO SCALE

MASTER PLAT
1) CONVEY 1.107 ACRE PARCEL TO ADJOINER
2) TRANSFER AND RECORD PLAT
3) CONVEY LOT 3

REFERENCES

O.R. VOL. 277 PAGE 209
O.R. VOL. 291 PAGE 3727
PLAT VOL. 19 PAGE 4379
PLAT VOL. 2 PAGE 374
PLAT VOL. 7 PAGE 764
PLAT VOL. 9 PAGE 10
PLAT VOL. 19 PAGE 924
PLAT VOL. 19 PAGE 4041

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



MERLIN R. COBLENTZ, CO-TRUSTEE
MARITA D. COBLENTZ, CO-TRUSTEE
O.R. 291-301

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 3 SHOWN HEREON, THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

THIS LOT IS FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

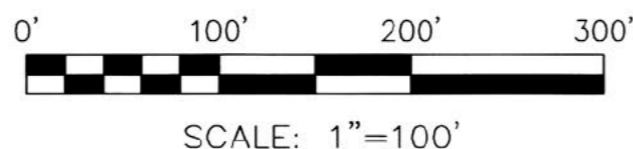
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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.

ACREAGE IN LOT 2.798 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.798 ACRES

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



DATE: DEC. 31, 2025 TAB WORK7\S-626-25

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

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.

BRYAN COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 4, 2026.
WINESBURG ENTERPRISES, LTD. DATE
BRYAN COBLENTZ, PRINCIPAL

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
We, the undersigned, grant unto hereon shown Lots 1 & 3, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

BRYAN COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 4, 2026.
WINESBURG ENTERPRISES, LTD. DATE
BRYAN COBLENTZ, PRINCIPAL

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled PAINT TOWNSHIP SUBDIVISION No. 8 REPLAT No. 1 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 any 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.

Mark C. Herr 2/24/2026
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] 2/24/2026
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.

David Hall 3/2/26
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 2/24/2026
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.

AO 2/24/2026
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 DECEMBER 31, 2025
Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY

DATE 4/22/26
AUDITOR Jackie McKee