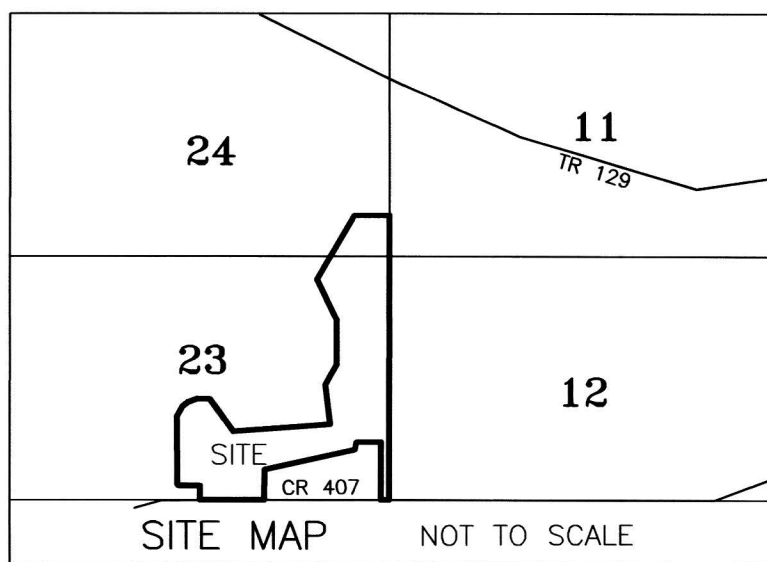




BALL FARM SUBDIVISION (FINAL)

AGENT:
ELMER YODER
1047 W. MAIN ST.
SUGARCREEK, OH 44681
PHONE: 330-641-2408

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

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.

FELTY D. RABER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON AUGUST 11, 2026.

FELTY D. RABER DATE

MARY E. RABER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON AUGUST 11, 2026.

MARY E. RABER 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.

FELTY D. RABER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON AUGUST 11, 2026.

FELTY D. RABER DATE

MARY E. RABER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON AUGUST 11, 2026.

MARY E. RABER DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lots 3 & 4, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

FELTY D. RABER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON AUGUST 11, 2026.

FELTY D. RABER DATE

MARY E. RABER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON AUGUST 11, 2026.

MARY E. RABER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BALL FARM SUBDIVISION 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 start of any construction.

8/28/2026 DATE

Health Commissioner

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.

8/28/2026 DATE

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 as shown hereon.

9/14/26 DATE

Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT

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

8/28/2026 DATE

County Engineer

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 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.

8/27/2026 DATE

Holmes County Planning Commission

MASTER PLAT

ACTION 1) TRANSFER AND RECORD PLAT
ACTION 2) CONVEY LOTS 1, 2, 3 & 4

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 LOTS 25.649 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 25.649 ACRES

TRANSFER NOT NECESSARY

DATE Sept 18, 2026

AUDITOR

AMOS A. SCHLABACH
FANNIE SCHLABACH
O.R. 283-1075

MARTIN A. ERB
LEONA D. ERB
O.R. 264-81

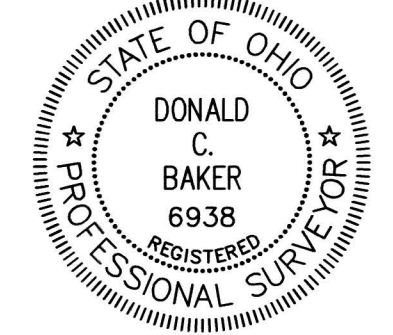
FELTY D. RABER
MARY E. RABER
O.R. 264-85
PN 1300008002

PN 1300008002
(2.945 AC.)

PN 1300008004
(2.088 AC.)

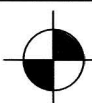
FELTY D. RABER
MARY E. RABER
O.R. 274-1708
PN 1300008004

DAVID L. ERB
O.R. 264-97



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
AUGUST 4, 2026
DATE



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

MECHANIC TOWNSHIP
2ND. QTR., LOTS 23 & 24
T-8 N; R-6 W
HOLMES COUNTY, OHIO

0' 100' 200' 300'
SCALE: 1"=100'

DATE: AUGUST 4, 2026 WORK7\S-26-455

▲ R.R. SPIKE FOUND
● 5/8" REBAR FOUND
● UNLESS OTHERWISE NOTED
○ 5/8" REBAR SET WITH I.D. CAP
MARKED "BAKER SURVEYING"

