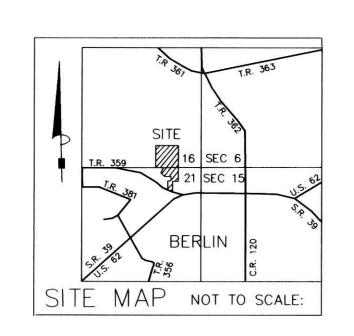
Instrument 200500041097 OR Book Pase 3 1



REFERENCES:

DEED VOL. 245 PAGE 369 DEED VOL. 217 PAGE 941 DEED VOL. 185 PAGE 473 DEED VOL. 207 PAGE 298

O.R. VOL. 4 PAGE 593

O.R. VOL. 36 PAGE 886 PLAT VOL. 7 PAGE 149

PLAT VOL. 10 PAGE 186 PLAT VOL. 12 PAGE 800 PLAT VOL. 14 PAGE 336 PLAT VOL. 15 PAGE 103 PLAT VOL. 16 PAGE 667

O.R. VOL. 29 PAGES 56 & 377

O.R. VOL. 35 PAGES 723, 729, 732, 734 & 737

PLAT VOL. 8 PAGE 377, 487, 798 & 799

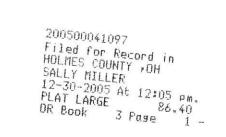
PLAT VOL. 17 PAGES 47, 56 & 208

BEARINGS FROM PLAT VOL. 12 PAGE 800

GARDEN VIEW SUBDIVISION

(FINAL)

AGENT: ATLEE RABER P.O. BOX 446 BERLIN, OHIO 44610 PH: 330-893-3411



MILLERSBURG, OH

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION We hereby 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

CERTIFICATE OF DEDICATION OF PRIVATE ROAD We, the undersigned, grant unto hereon shown Lots 1, 2, & 3, their heirs and assigns, the 50 foot Private Road to be known as Garden View Road for the purposes of ingress and egress

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled GARDEN VIEW 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 for one, two or three family dwellings on any lot is dependant on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall requite a site specific evaluation and a permit to intall a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of

12-14-05

Christner

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon. 12-29-05

I hereby certify that have approved the plat shown hereon

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 regording in the office of the County Recorder. R. Oli

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. Bal NOV. 10, 2005 Donald C. Baker P.S. 6938

MAINTENANCE AGREEMENT ALL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS GARDEN VIEW ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL OWNERS ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSES TO USE SAID PRIVATE ROAD.

5/8" REBAR FOUND -- N[°] 87°17'11" W any construction. 3.09' FROM CORNER RAYMOND J. & ESTHER KAUFMAN Health Commissioner MICHAEL J. & ADA KAUFMAN RAYMOND R. & MATTIE MILLER CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER D.V. 245-369 S 87'17'11" E CONSERVATION DISTRICT I hereby certify that I have approved the subdivision plat 1376.00' and/or agreements or provisions for sedimentation and S 87'17'11" E erosion control as stated or shown hereon. 15' BLDG SETBACK —— 933.52'— Holmes Soil and Water Conservation District COBLENTZ DRIVE ALLOTMENT LOT 5 P.V. 15-103 PAUL A. & ELLA COBLENTZ ---- 274.94'---D.V. 268-755 (0.163 ACRES) ___ S 87°01'19" E ____ O.R. 35-737 CERTIFICATE OF THE APPROVAL OF PLAT (0.459 ACRES) O.R. 35-732 (0.641 ACRES) COBLENTZ DRIVE ALLOTMENT LOT 4 LOT 2 4% P.V. 15-103 2.356 ACRES CERTIFICATE OF APPROVAL FOR RECORDING (1.256 ACRES) BARN ()SHED 45°59'59" E ROY A. & MARTHA SCHLABACH GARAGE CENTERLINE O.R. 182-2658 134.54 D.V. 217-941 GARDEN DRIVE 50' PRIVATE ROAD Holmes County Planning Commission O.R. 4-593 S 09'04'50" E GRAVEL DRIVE 111.65 FOLLOWS PRIVATE CERTIFICATE OF ACCURACY N 64'31'52" E 45.83 -S 77.56'19" O.R. 36-886 LOT 3 COBLENTZ DRIVE ALLOTMENT 12.238 ACRES P.V. 15-103 ATLEE A. & LIZZIE A. RABER, ROMAN E. & FANNIE RABER (1.680 ACRES) D.V. 278-221 CO-TRUSTEES O.R. 35-734 O.R. 35-732 DONALD BAKER **69**38 3/4" PINCHTOP FOUND N 86*52'02" W 138.60' FROM LOT CORNER GISTEREO. LOT LINE 1386.76' 650.77' S 87°11'08" E S 87'11'08" E (REC & USED) N 87'11'08" W 441.73 -- 209.04' ----J 372.17 LARGE ROCK AT CORNER S 02.03,53, M (1.415 ACRES) 3/4" REBAR WITH LOT 1 ALUMINUM CAP FOUND - (REC & USED) N 02'24'19" E N 25'48'21" E 6.293 ACRES SEC 6 138.89 2.29' FROM CORNER 47.56 (PIN TO PIN) N 86°51'05" W LOT 16: 1.680 ACRES LOT 21: 4.613 ACRES COBLENTZ DRIVE ALLOTMENT SEC 15 JOSEPH JR. & JULIA MILLER LOT 2 P.V. 15-103 -STONE WITH "T" O.R. 35-729 D.V. 207-298 D.V. 274-882 (2.189 ACRES) 15' BLDG SETBACK S 25'08'01" W -- 144.31' - -100.38 S/03'41'03" W 90.28 87.37'25" - 68.61' 35-729 (0.015 AC. LOT 1 229.61' == CHRIS J. & ESTHER YODER O.R. 29-379 199.60' N 87°37'25" W SOMERSET ALLOTMENT No. COBLENTZ DRIVE ALLOTMENT (200.0' REC) LOT 2 P.V. 17-56 P.V. 15-103 O.R. 35-723 DALEN R. SCHLABACH O.R. 29-377 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 PAUL S. & MARTHA HERSHBERGER Development, Ohio's Standards is available at the D.V. 185-473 Holmes Soil and Water Conservation District Office 82 West Clinton Street Millersburg, Ohio 44654 S 02°37'58" W NOTE: ALL OF THESE LOTS ARE SERVICED BY VILLAGE WATER NOTE: BUILDING SETBACK LINES ARE 15' 376.36 AND SEWER. OFF SIDE & REAR LOT LINES 30' OFF ROAD RIGHT OF WAY

> DONALD C. BAKER SURVEYING 138 N. CLAY ST. MILLERSBURG, OHIO 44654 PH. 330-674-4788 FAX 330-674-6027

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES.

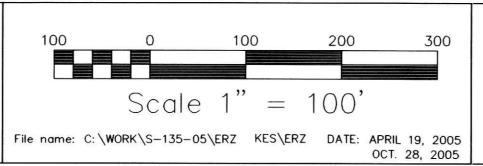
20.888 ACRES.

No further splits will be permitted

AREA IN ROAD DEDICATION 0.000 ACRES. ______ TOTAL AREA IN ALLOTMENT 20.888 ACRES.

without replatting said lots.

AREA IN LOTS



33.82

(REC & USED)

BERLIN TOWNSHIP 1ST. QTR., LOTS 16 & 21 T-9 N; R-6 W HOLMES COUNTY, OHIO

STONE FOUND A R.R. SPIKE FOUND P.K. NAIL FOUND 5/8" REBAR FOUND
UNLESS OTHERWISE NOTED

