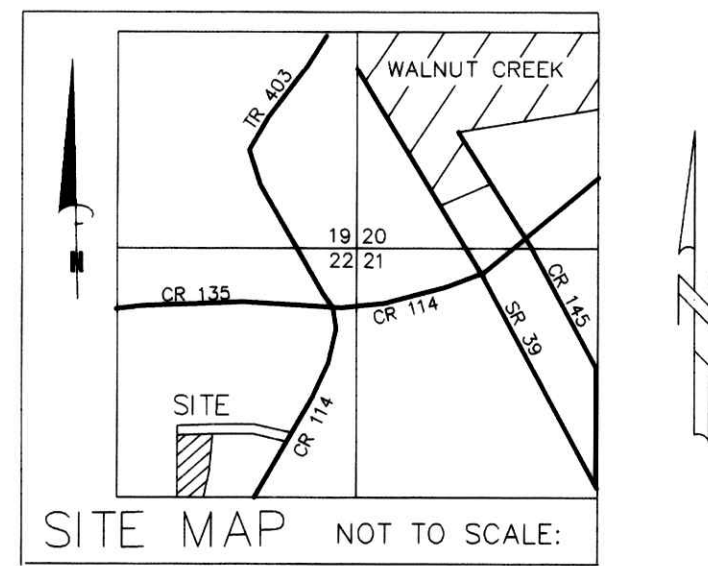


200600041217
MILLER TRST
& MASON ATTY'S
MILLERSBURG, OH

Instrument Book Page
200600041217 DR 3 4



SPRING VALLEY SUBDIVISION

(FINAL)

GRANTORS:
ROY A. & MARY ELLEN WENGERD
4415 CR. 114
SUGARCREEK, OHIO 44681
VOICE MAIL: 330-852-3801

REFERENCES:

- DEED VOL. 215 PAGE 941
- DEED VOL. 263 PAGE 389
- O.R. VOL. 17 PAGE 233
- O.R. VOL. 29 PAGE 382
- PLAT VOL. 15 PAGE 24
- PLAT VOL. 16 PAGE 792
- PLAT VOL. 9 PAGE 113
- BEARINGS FROM PLAT VOL. 15 PAGE 24

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50 foot private road to be known as Spring Valley Road for the purpose of ingress and egress and general utilities as shown on this plan of subdivision.

Roy Wengerd 12-28-2005
ROY A. WENGERD DATE
Mary Ellen Wengerd 12-28-2005
MARY ELLEN WENGERD DATE

200600041217
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
01-09-2006 At 02:12 pm.
PLAT LARGE 26.40
DR Book 3 Page 4 - 4

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 minimum building restriction lines.

Roy Wengerd 12-28-2005
ROY A. WENGERD DATE
Mary Ellen Wengerd 12-28-2005
MARY ELLEN WENGERD DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled SPRING VALLEY 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 any lot is dependent on a site specific evaluation prior to the start of any construction.

D. McCall 12-28-2005
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.

Michelle Wood 12-28-05
Holmes Soil and Water Conservation District Date

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

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

David Hill 12-29-05
Chairman, County Commissioners Date

CERTIFICATE OF THE APPROVAL OF PLAT

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

Michael Young, P.E., P.S. 12/28/05
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 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.

Don R. Oel 12/28/05
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 Dec 27, 2005
Donald C. Baker P.S. 6938 Date



THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.

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

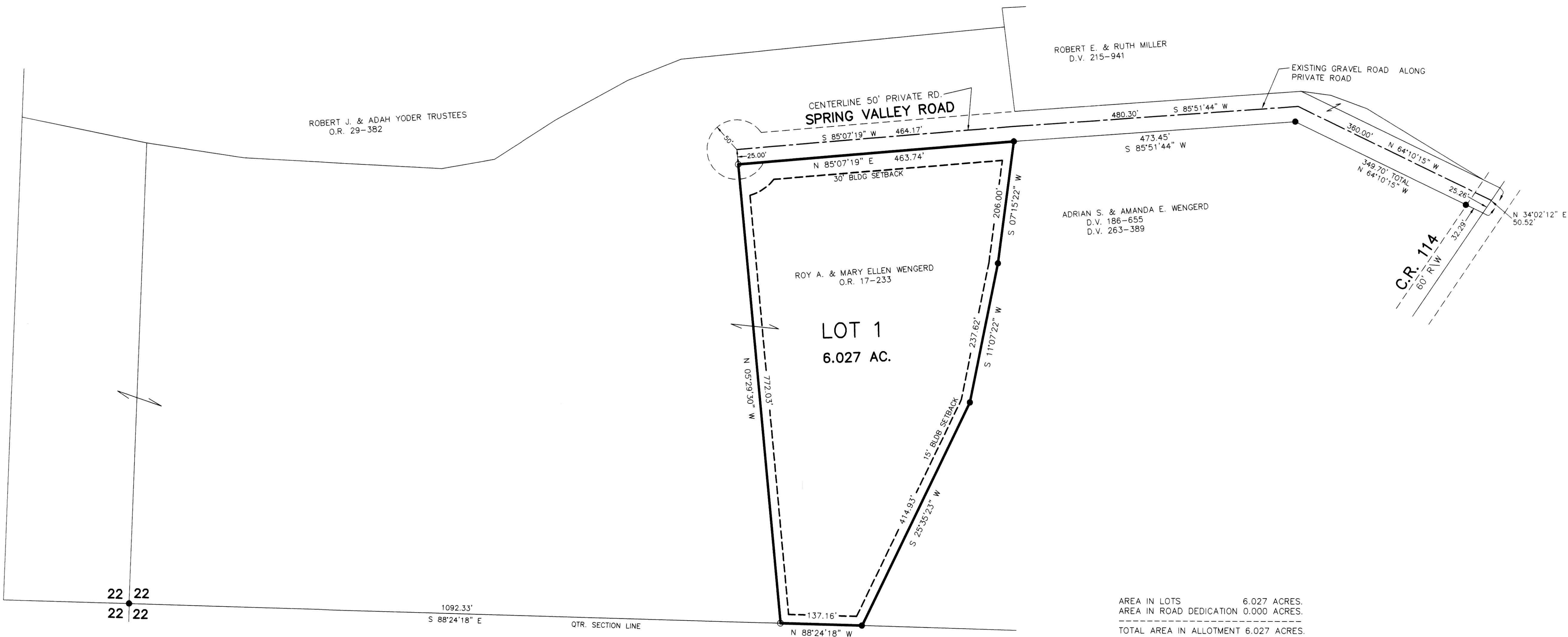
No further splits will be permitted without replatting said lots.

AREA IN LOTS 6.027 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 6.027 ACRES.

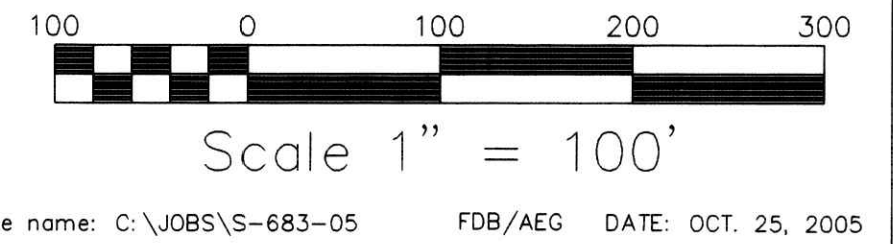
MAINTENANCE AGREEMENT

LOT 1 AND THE GRANTOR OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS SPRING VALLEY 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.

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: 82 West Clinton Street Millersburg, Ohio 44654.



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



WALNUT CREEK TOWNSHIP
N.E. QTR. SECTION 22
T-9 N; R-5 W
HOLMES COUNTY, OHIO

• 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
○ 5/8" REBAR WITH I.D. CAP SET I.D. CAP MARKED "BAKER 6938"

TRANSFER NOT NECESSARY
January 9, 2006
Jackie H. Miller