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NELSON W. BEACHY  
 & BARBARA BEACHY  
 O.R. VOL. 153, PAGE 357

HENRY BEACHY, JR.  
 & VESTIA BEACHY  
 O.R. VOL. 66, PAGE 454

FREDDIE J. MILLER  
 & SHERALYN J. MILLER  
 O.R. VOL. 200, PAGE 1499

LOT 3  
 6.045 ACRES

LOT 2  
 5.005 ACRES

LOT 1  
 YODER WOODS  
 ALLOTMENT No. 1  
 PLAT 15, PAGE 74

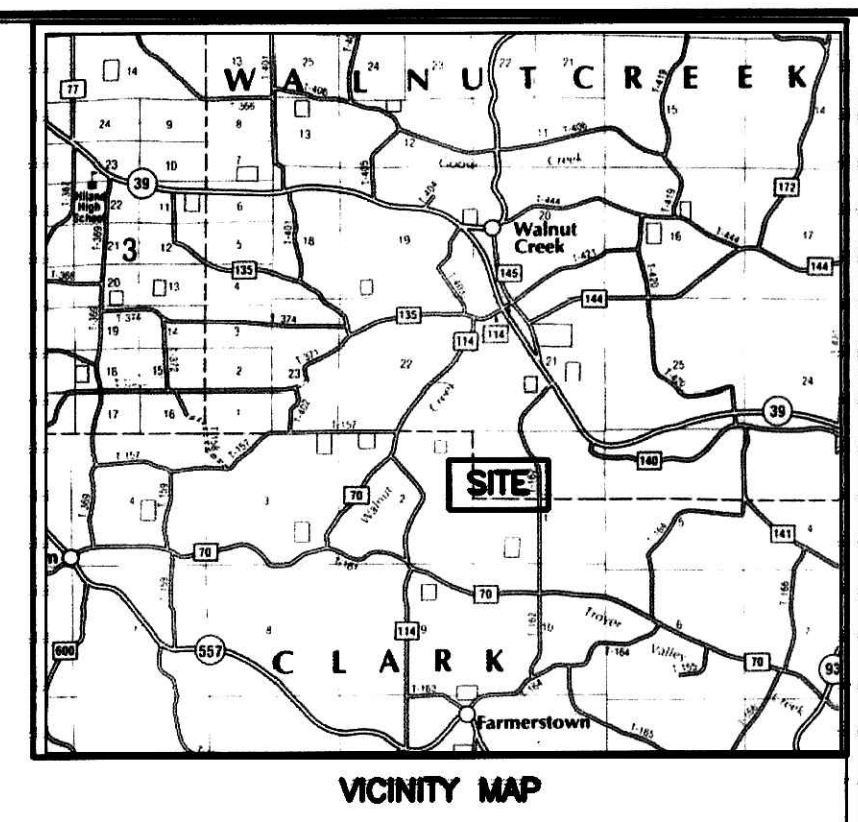
WILLIAM R. MULLETT & ELLEN MULLETT  
 O.R. VOL. 194, PAGE 3343

DAVID J. YODER  
 & EMMA L. YODER, CO-TRUSTEES  
 O.R. VOL. 38, PAGE 478

MILO M. YODER, JR.  
 & LEAH M. YODER  
 DEED VOL. 274, PAGE 341

OWNER/DEVELOPER  
 WILLIAM R. & ELLEN MULLETT  
 3995 TR 162  
 SUITE 130  
 SUGARCREEK, OHIO 44681  
 Ph. 330-852-3231

AREA IN LOTS = 11.050 ACRES  
 AREA IN PRIVATE ROAD = 0.000 ACRES  
 TOTAL AREA IN SUBDIVISION = 11.050 ACRES



**YODER WOODS ALLOTMENT No. 1, FIRST ADDITION**  
 LOCATED IN PART OF THE NORTHWEST QUARTER  
 OF SECTION 1  
 TWP. 8N, RANGE 5W  
**WALNUT CREEK TOWNSHIP**  
**HOLMES COUNTY, OHIO**

SCALE 1" = 100' DECEMBER 21, 2007



**Civil Design Associates, Inc.**  
 Consulting Engineers \* Surveyors  
 1760 Brightwood Rd. S.E.  
 New Philadelphia, Ohio 44663  
 330-339-4242



I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF YODER WOODS ALLOTMENT No. 1, FIRST ADDITION, LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 1, OF TWP. 8N, RANGE 5W, IN THE TOWNSHIP OF WALNUT CREEK, COUNTY OF HOLMES, STATE OF OHIO, CONTAINING 11.050 ACRES OF LAND, IS A TRUE AND CORRECT SURVEY MADE BY ME WHICH BALANCES AND CLOSES. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE MONUMENTS SHOWN HEREON EXIST AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

*Robert D. Allison* 2/21/2008  
 ROBERT D. ALLISON, REGISTERED SURVEYOR 6589

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ACKNOWLEDGE THAT THIS PLAT WAS MADE AT THEIR REQUEST AND DO HEREBY APPROVE THE SAME. PRIVATE ROADS ARE SUBJECT TO APPROVAL BY THE PLANNING COMMISSION. PRIVATE ROADS SHALL MEET COUNTY ADDRESSING STANDARDS FOR E-911. ALL EXISTING ADDRESS NUMBERS ALONG A PRIVATE ROAD SHALL BE CHANGED TO CONFORM WITH THESE STANDARDS. PRIVATE ROADS THAT EXCEED A TOTAL OF 5 LOTS SHALL BE BUILT TO THE EQUIVALENT HOLMES COUNTY PUBLIC ROADS STANDARDS, INCLUDING ASPHALT PAVEMENT. PRIVATE ROADS ARE SUBJECT TO BONDING AND INSPECTION BY THE PLANNING COMMISSION.

IN WITNESS THEREOF, WE HERETO SET OUR HANDS THIS 22<sup>ND</sup> DAY OF Dec., 2009.

WITNESS: *[Signatures]*  
 OWNER: *[Signature]* WILLIAM R. MULLETT  
*[Signature]* ELLEN MULLETT

STATE OF OHIO, S.S.  
 COUNTY OF HOLMES  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF December, 2009.  
 MY COMMISSION EXPIRES: 9-1-2014  
*[Signature]*  
 NOTARY PUBLIC

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS:  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED YODER WOODS ALLOTMENT No. 1, FIRST ADDITION, 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.  
*[Signature]* 7/26/2010  
 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.  
*[Signature]* 1-20-2010  
 HOLMES SOIL & WATER CONSERVATION DIST. DATE

CERTIFICATE OF APPROVAL BY THE HOLMES COUNTY COMMISSIONERS:  
 I HEREBY CERTIFY THAT THE COUNTY COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.  
*[Signature]* 3-9-10  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL BY THE HOLMES COUNTY ENGINEER:  
 I HEREBY CERTIFY THAT I HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.  
*[Signature]* 1/20/10  
 HOLMES 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.  
*[Signature]* 3/13/10  
 HOLMES COUNTY PLANNING COMMISSION DATE

**MAINTENANCE AGREEMENT:**  
 ALL THE COSTS AND EXPENSES OF MAINTAINING AND REPAIRING THE PRIVATE ROAD SHALL BE BORNE AND PAID BY ALL THOSE PERSONS OR ENTITIES WHOSE PROPERTIES ABUT THEREON WHO SHALL EACH CONTRIBUTE THEIR PROPORTIONATE SHARE OF THE TOTAL COST THEREOF. THE PROPORTIONATE SHARE OF A PERSON OR ENTITY SHALL BE DETERMINED BY DIVIDING THE TOTAL COSTS AND EXPENSES OF ANY MAINTENANCE OR REPAIR BY THE TOTAL NUMBER OF PERSONS OR ENTITIES WHOSE PROPERTIES ABUT THE PRIVATE ROAD.  
 Easement

**CERTIFICATE OF DEDICATION OF PRIVATE ROAD**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, DO HEREBY ASSENT TO AND GRANT UNTO SHOWN LOTS 2, 3 AND THE MILO M. YODER, JR. AND LEAH M. YODER TRACT, THEIR HEIRS AND ASSIGNS, THE 50 FOOT PRIVATE ROAD AS SHOWN HEREON, FOR THE PURPOSES OF INGRESS AND EGRESS AS SHOWN ON THIS PLAN OF SUBDIVISION.

*[Signature]* 12-24-09  
 WILLIAM R. MULLETT DATE  
*[Signature]* 12-24-09  
 ELLEN MULLETT DATE  
*[Signature]* 11/24/08  
 MILO M. YODER, JR. DATE  
*[Signature]* 1/24/08  
 LEAH M. YODER DATE  
*[Signature]* 12-23-09  
 DAVID J. YODER DATE  
*[Signature]* 12-23-09  
 EMMA L. YODER DATE

LINE DATA

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 51°14'06" E	94.84'	L12	N 76°59'53" W	122.02'
L2	S 36°30'36" E	61.90'	L13	N 13°00'07" E	50.00'
L3	S 23°14'17" E	53.34'	L14	S 76°59'53" E	66.85'
L4	S 11°56'20" E	58.39'	L15	N 81°53'55" E	153.62'
L5	S 11°56'20" E	25.89'	L16	S 06°37'13" E	25.01'
L6	S 11°56'20" E	32.50'	L17	N 88°49'12" W	33.00'
L7	S 06°37'13" E	69.12'	L18	S 00°52'42" W	56.95'
L8	S 00°51'33" W	25.00'	L19	S 81°53'55" W	155.00'
L9	S 00°51'58" W	25.00'	L20	N 76°59'53" W	119.44'
L10	N 00°51'58" E	25.00'	L21	N 13°00'07" E	25.00'
L11	N 88°49'12" W	119.30'			

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	50.00'	270°00'00"	235.62'	N 58°00'07" E	70.71'
C2	50.00'	78°03'41"	88.12'	N 37°58'02" W	62.97'
C3	50.00'	191°56'19"	167.50'	S 82°58'02" E	99.46'

- NOTES:
- INDICATES STONE FOUND.
  - INDICATES IRON PIN FOUND.
  - INDICATES RAILROAD SPIKE FOUND.
  - INDICATES 5/8" SOLID IRON PIN SET WITH CAP "CIVIL DESIGN".
  - INDICATES MAG NAIL SET.
  - BEARINGS ARE REFERENCED TO S 88°49'37" E, THE NORTH LINE OF LOT 1 OF YODER WOODS ALLOTMENT No. 1 AS RECORDED IN PLAT 15, PAGE 74.
  - SURVEY REFERENCES:  
 TAX MAPS  
 DEEDS AS NOTED  
 PLAT VOL. 11, PAGE 139  
 PLAT VOL. 11, PAGE 146  
 PLAT VOL. 11, PAGE 174  
 PLAT VOL. 12, PAGE 20  
 PLAT VOL. 15, PAGE 74  
 PLAT VOL. 16, PAGE 141  
 PLAT VOL. 16, PAGE 153  
 PLAT VOL. 16, PAGE 820  
 PLAT VOL. 16, PAGE 821
  - BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES AND 30' OFF ROAD RIGHT-OF-WAY.
  - THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.
  - NO FURTHER LOTS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.
  - 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 WEST CLINTON STREET MILLERSBURG, OHIO 44654

TRANSFER NOT NECESSARY  
 DATE 3-15-10  
 AUDITOR *[Signature]*

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**RECORD PLAT**  
**YODER WOODS ALLOTMENT No. 1, FIRST ADDITION**  
 LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 1  
 TOWNSHIP 8N, RANGE 5W  
**WALNUT CREEK TOWNSHIP, HOLMES CO., OHIO**

DATE	BY	CHKD
1/25/08	RDA	
2/1/08	RDA	

REVISIONS

DESCRIPTION	REVISED PER	MAP OFFICE COMMENTS
	MAP OFFICE	
	MAP OFFICE	

PROJECT No. 6067

SHEET No. 1 OF 1

DATE: DECEMBER, 2007  
 DRAWN BY: RDA  
 6067\_ALL\_FINAL