

GARDEN VIEW SUBDIVISION (PLAT VOL. 2 PAGE 417) REPLAT OF LOTS 1 AND 3 (FINAL)

AGENT:
SAM YODER
5029 T.R. 359
MILLERSBURG, OHIO 44654
PH: 330-893-3411

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. 29 PAGES 56 & 377
- O.R. VOL. 35 PAGES 723, 729, 732, 734 & 737
- O.R. VOL. 36 PAGE 886
- O.R. VOL. 233 PAGE 47

- PLAT VOL. 2 PAGE 417
- PLAT VOL. 7 PAGE 149
- PLAT VOL. 8 PAGE 377, 487, 798 & 799
- 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
- PLAT VOL. 17 PAGES 47, 56 & 208
- BEARINGS FROM PLAT VOL. 2 PAGE 417

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, the undersigned, grant unto hereon shown Lots 2, 4 & 5, their heirs and assigns, the 50 foot Private Road to be known as Garden View Road for the purposes of ingress and egress as shown on this plan of subdivision.

<i>Atlee A. Raber</i>	7-23-12
ATLEE A. RABER	DATE
<i>Lizzie A. Raber</i>	7-23-12
LIZZIE A. RABER	DATE
<i>Edwin Weaver</i>	7-23-12
EDWIN N. WEAVER	DATE
<i>Ruth Weaver</i>	7-23-12
RUTH R. WEAVER	DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD

We, the undersigned, grant unto hereon shown Lots 2, 4 & 5, their heirs and assigns, the 50 foot Private Road to be known as Garden View Road for the purposes of ingress and egress as shown on this plan of subdivision.

<i>Atlee A. Raber</i>	7-23-12
ATLEE A. RABER	DATE
<i>Lizzie A. Raber</i>	7-23-12
LIZZIE A. RABER	DATE
<i>Edwin Weaver</i>	7-23-12
EDWIN N. WEAVER	DATE
<i>Ruth Weaver</i>	7-23-12
RUTH R. WEAVER	DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled GARDEN VIEW SUBDIVISION REPLAT OF LOTS 1 AND 3 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 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 construction.

Michelle Wood 7/25/12
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 7-23-12
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.

Robert J. Hill 7/25/12
Chairman, County Commissioners Date

CERTIFICATE OF THE APPROVAL OF PLAT

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

Christopher P. Young, P.E., P.S. 7/23/12
County Engineer Date

CERTIFICATE OF APPROVAL FOR RECORDING

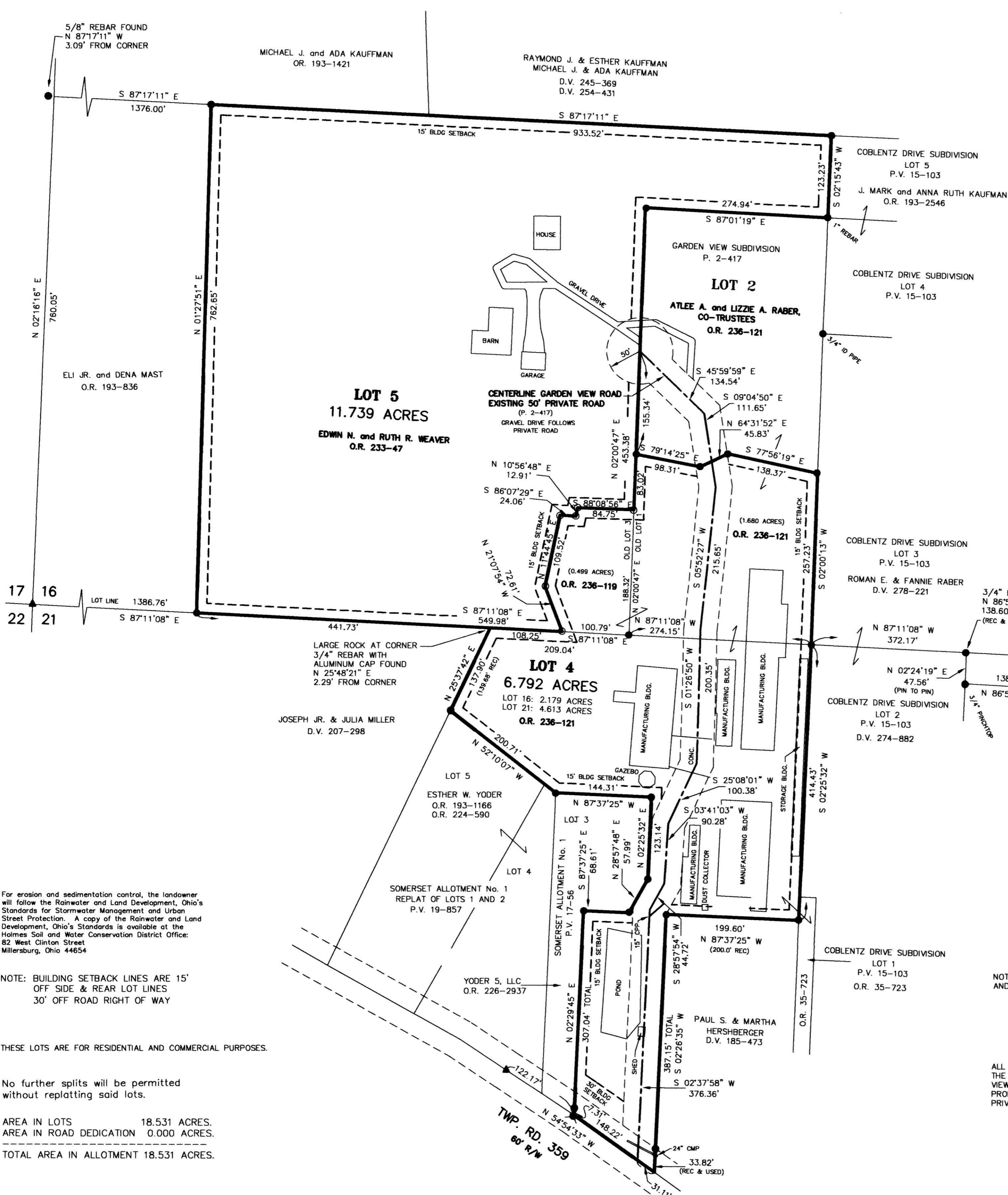
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for if any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Andrew C. ... 7/26/12
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 July 13, 2012
Donald C. Baker P.S. 6938 Date



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.

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

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES.

No further splits will be permitted without replatting said lots.

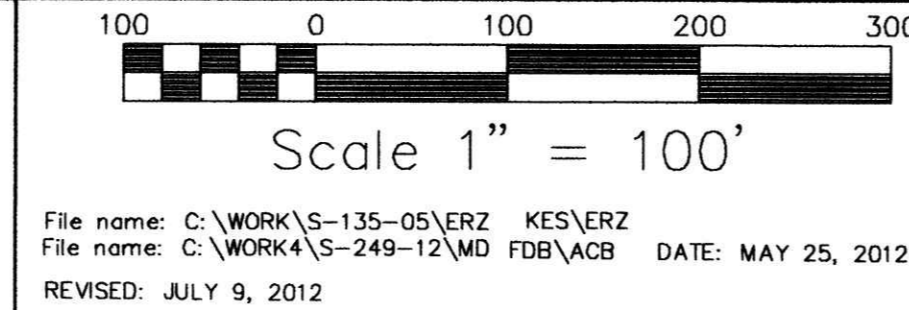
AREA IN LOTS 18.531 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 18.531 ACRES.

NOTE: ALL OF THESE LOTS ARE SERVICED BY VILLAGE WATER AND SEWER.

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.

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



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

- STONE FOUND
- ▲ R.R. SPIKE FOUND
- P.K. NAIL FOUND
- 5/8" REBAR FOUND
- UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER 6938"

TRANSFER NOT NECESSARY
DATE 9-13-12
AUDITOR *J. McKee Jr.*