

AGENT:  
 JR. MILLER  
 KAUFMAN REALTY  
 P.O. BOX 422  
 SUGARCREEK, OH 44681  
 PHONE: 330-231-1914

# MECHANIC TOWNSHIP SUBDIVISION No. 7

(FINAL)

## MASTER PLAT

- ACTION 1) TRANSFER AND RECORD PLAT  
 ACTION 2) CONVEY NEW LOTS 1 & 2, 54.432 ACRES,  
 3.197 ACRES, 4.000 ACRE TRACT 1 AND  
 4.000 ACRE TRACT 2 FROM WILLIAM J. DUGAN,  
 TRUSTEE OF THE WILLIAM V. DUGAN FAMILY  
 TRUST TO HIMSELF

### REFERENCES

O.R. VOL. 257 PAGE 216  
 O.R. VOL. 223 PAGE 2985  
 O.R. VOL. 277 PAGE 5827  
 PLAT VOL. 12 PAGE 508  
 PLAT VOL. 19 PAGE 1300  
 PLAT VOL. 19 PAGE 3013  
 PLAT VOL. 19 PAGE 3017  
 PLAT VOL. 19 PAGE 4449

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

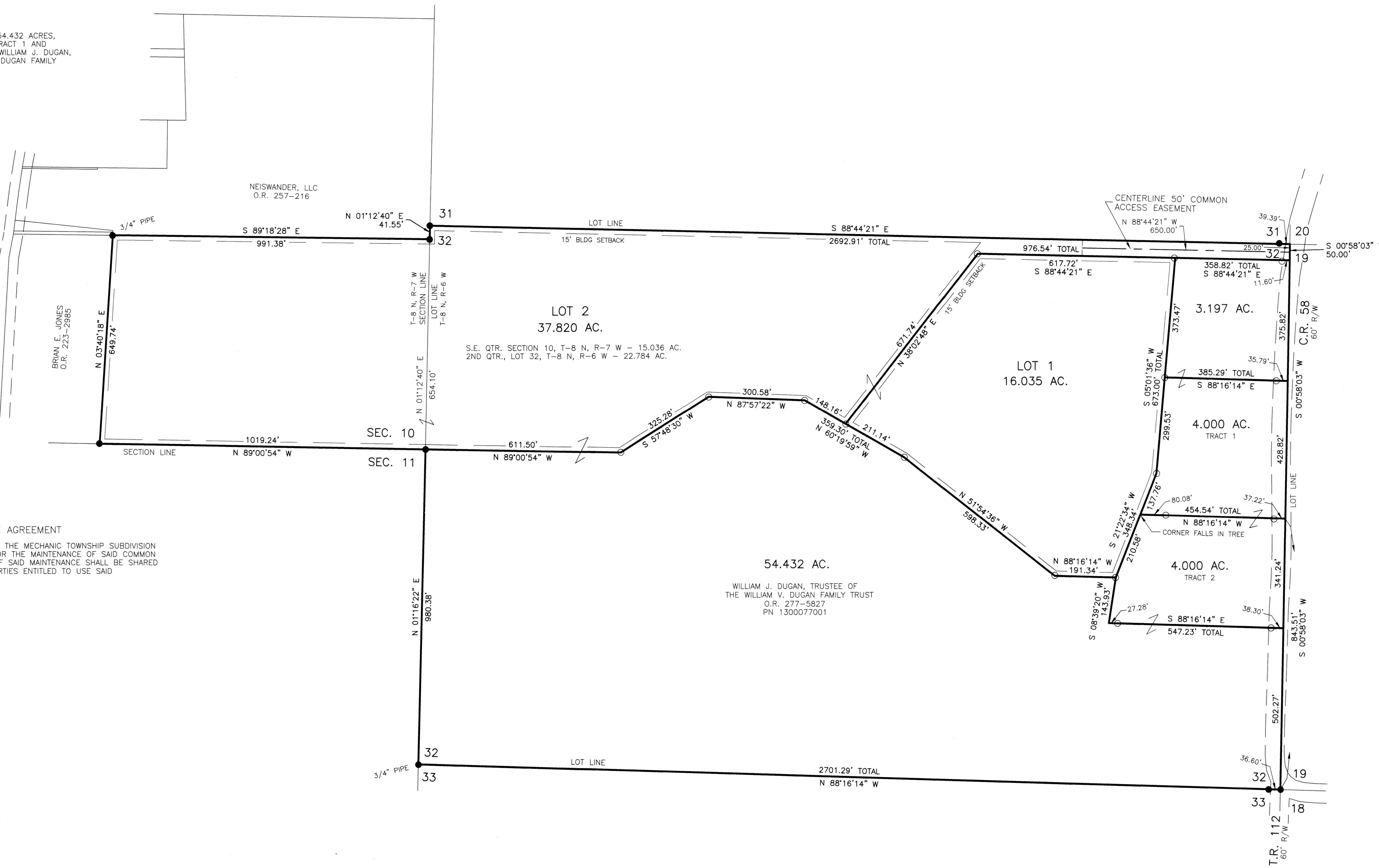
### MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 2 OF THE MECHANIC TOWNSHIP SUBDIVISION No. 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.  
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.  
 NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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 LOT 53.855 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 53.855 ACRES



### NOTE: SIGN IN PERMANENT BLACK INK

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

WILLIAM J. DUGAN, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 18, 2022.

WILLIAM J. DUGAN, TRUSTEE \_\_\_\_\_ 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.

WILLIAM J. DUGAN, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 18, 2022.

WILLIAM J. DUGAN, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled MECHANIC TOWNSHIP SUBDIVISION No. 7 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.

*Michael E. Horvath* 1/25/2022  
 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.

*John R. Smith* 1/25/2022  
 Holmes Soil and Water Conservation District \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

*John R. Smith*  
 Chairman, County Commissioners \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF APPROVAL OF PLAT

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

*David M. R. P.S.* 1/25/2022  
 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.

*Arnold Oliver* 1/25/2022  
 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* JANUARY 4, 2022  
 Donald C. Baker, P.S. 6938 \_\_\_\_\_ DATE \_\_\_\_\_

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

MECHANIC TOWNSHIP  
 2ND QTR., LOT 32  
 T-8 N; R-6 W  
 S.E. QTR. SECTION 10  
 T-8 N; R-7 W  
 HOLMES COUNTY, OHIO

0' 200' 400' 600'  
 SCALE: 1"=200'  
 DATE: DEC. 21, 2021  
 KES\GRB WORKS\5-482-21\CNK

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

TRANSFER NOT NECESSARY  
 DATE February 07, 2022  
 AUDITOR *John R. Smith*

