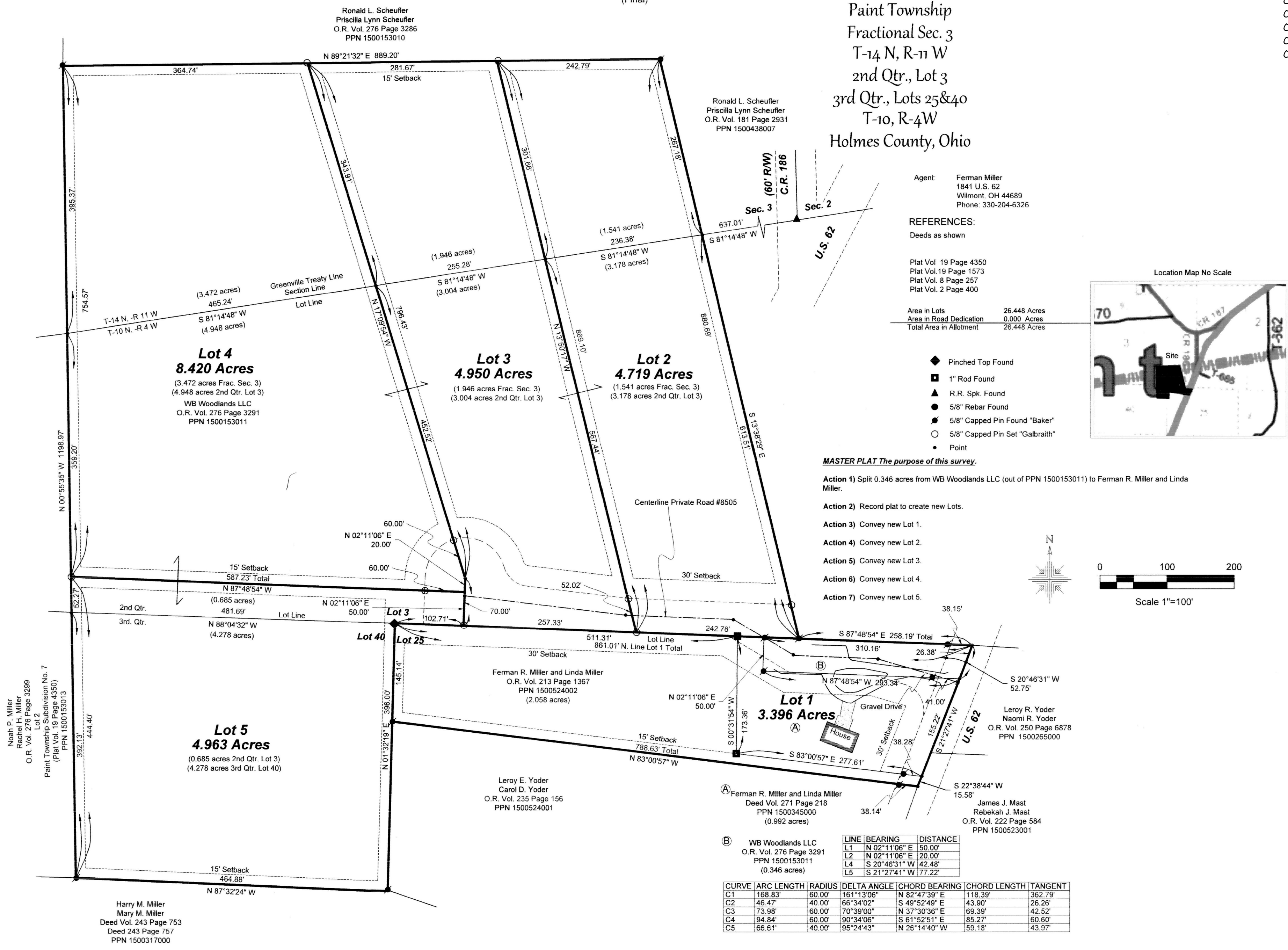


Serenity Acres Subdivision

(Final)

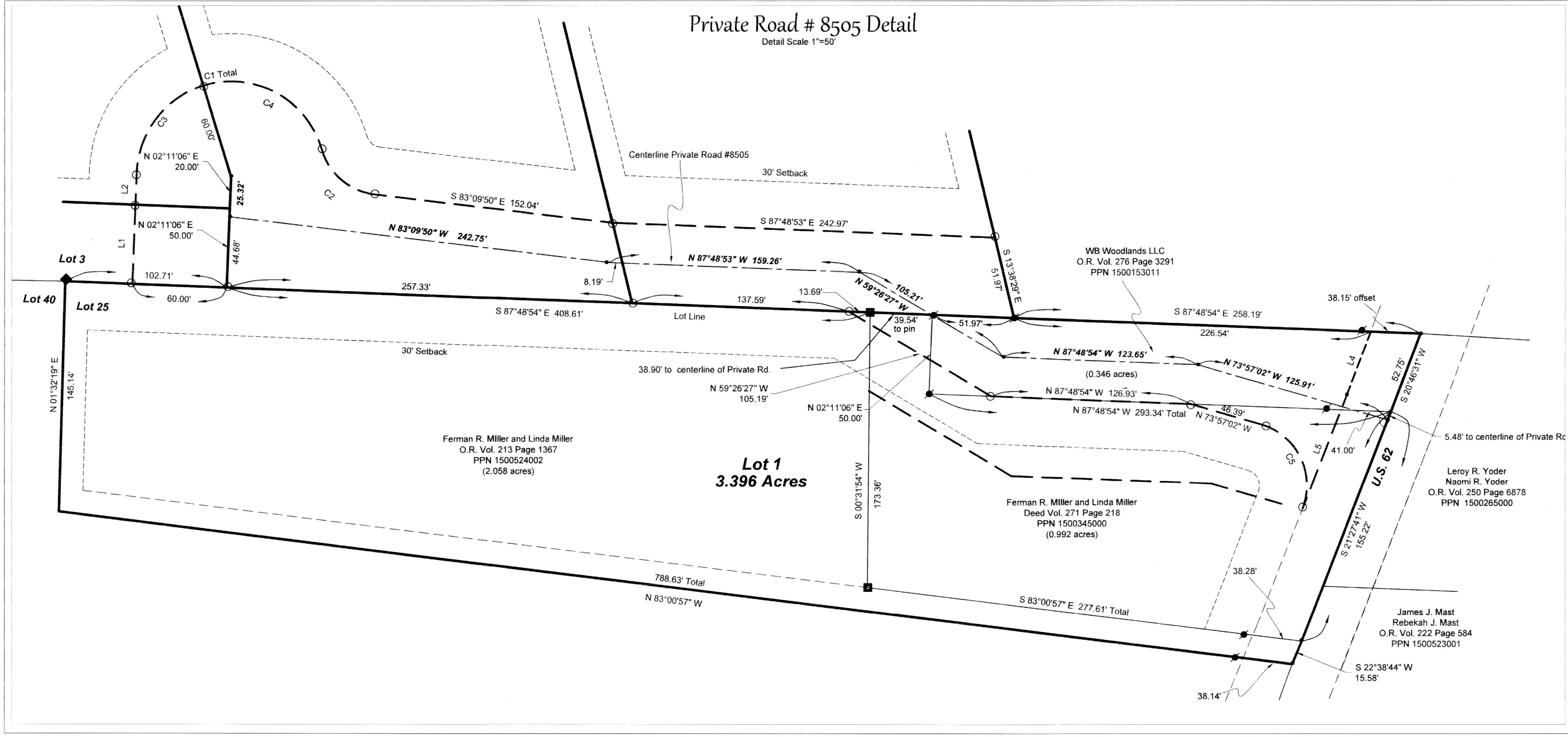
Pract Township
 Fractional Sec. 3
 T-14 N, R-11 W
 2nd Qtr., Lot 3
 3rd Qtr., Lots 25&40
 T-10, R-4W
 Holmes County, Ohio

ORV 282 Pg 1645
 ORV 282 Pg 1648
 ORV 282 Pg 1650
 ORV 282 Pg 1652
 ORV 282 Pg 1654
 ORV 282 Pg 1656



Private Road # 8505 Detail

Detail Scale 1"=50'



Maintenance Agreement

The owners of Lots 1, 2, 3, 4, and 5 of the Serenity Acres Subdivision shall be responsible for the Maintenance of said 50 foot Private Road. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Private Road and choose to do so.

Owners Agreement

All owners agree that no further splits shall be created using this Private Road without further approval of all owners and the Holmes County Planning Commission.

NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
- (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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
- (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) Lots 1, 2, 3, 4, and 5 are used for residential purposes.
- (6) No further splits will be permitted without replating said lot.
- (7) Lots 1, 2, 3, 4, and 5 are subject to restrictions shown hereon or listed on deed of record.

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 minimum building setback restriction lines.

Ferman R. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

Linda Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

Merle Beachy (WB Woodlands LLC), Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

Ferman R. Miller (WB Woodlands LLC), Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE PRIVATE ROAD.

We, the undersigned, grant unto hereon shown Lots 1, 2, 3, 4, and 5 of the Serenity Acres Subdivision, their heirs and assigns, the Private Road for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Ferman R. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

Linda Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

Merle Beachy (WB Woodlands LLC), Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

Ferman R. Miller (WB Woodlands LLC), Pursuant to electronic signature verification by Holmes County Planning Commission on Jan. 27, 2022

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Raymond E. Miller DATE

CHAIRMAN, COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF PLAT

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

Merle Beachy 6/13/2022 DATE

COUNTY ENGINEER

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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Arnold Oliver 6/13/2022 DATE

HOLMES COUNTY PLANNING COMMISSION

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.

Arnold Oliver 6/13/2022 DATE

HOLMES SOIL AND WATER CONSERVATION DISTRICT

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Serenity Acres 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 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 sewerage treatment system from The Ohio Environmental Protection Agency prior to the start of any construction.

Michael E. Mast 6/13/2022 DATE

COUNTY HEALTH COMMISSIONER



CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703

Date: July 28, 2021
 Job ID: 13821-H27

Pioneer Surveying & Services, LLC
 5434 Township Road 377
 Millersburg, Ohio 44654
 Phone: 330-231-0487
 Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY
 DATE *July 07, 2022*
 AUDITOR *Jacob...*