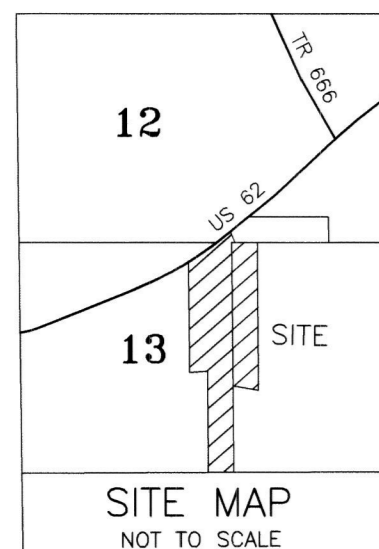


ORV 285 Pg 576
ORV 285 Pg 589
ORV 285 Pg 591
ORV 285 Pg 594
ORV 285 Pg 599

YUTZY VIEW SUBDIVISION

(FINAL)



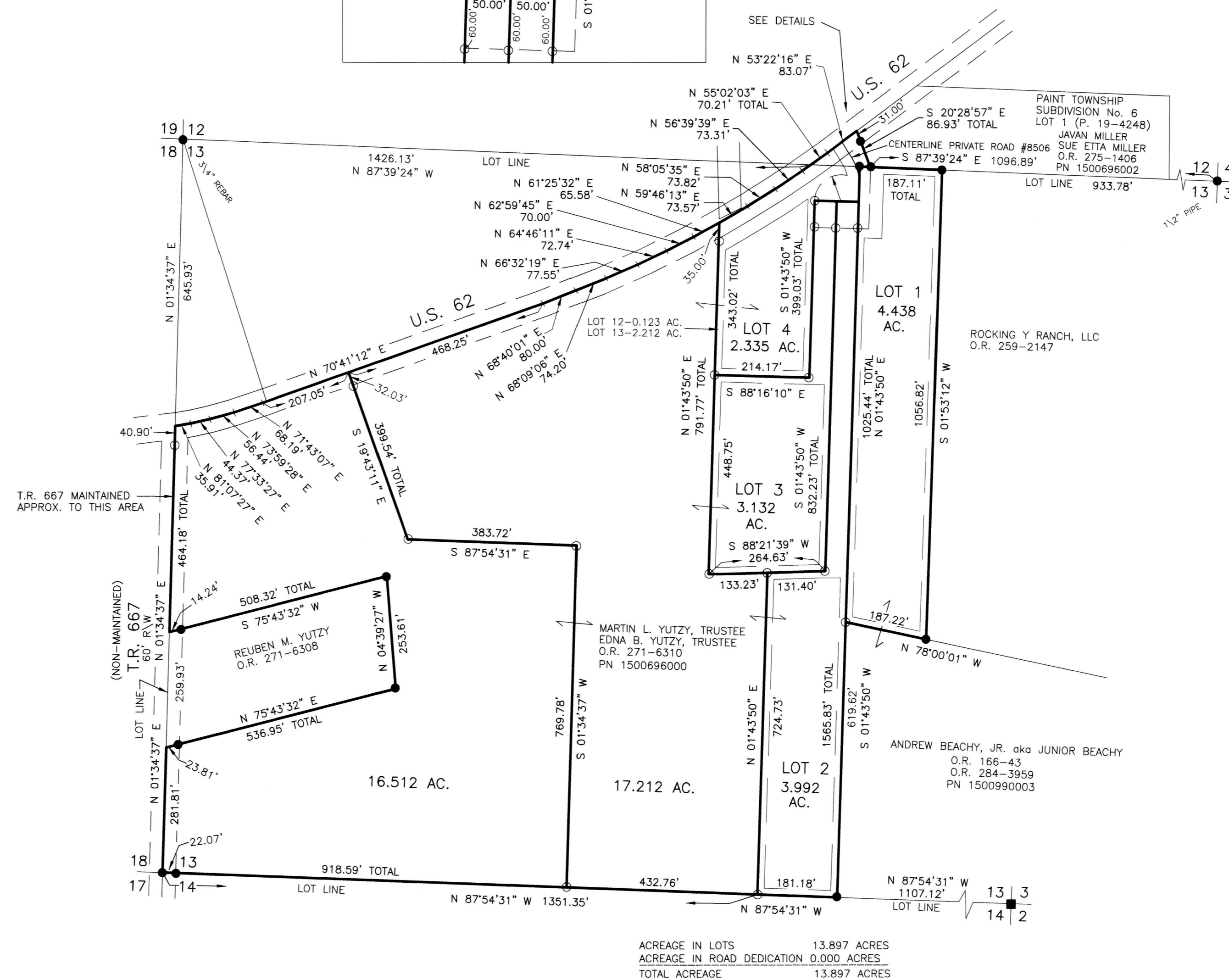
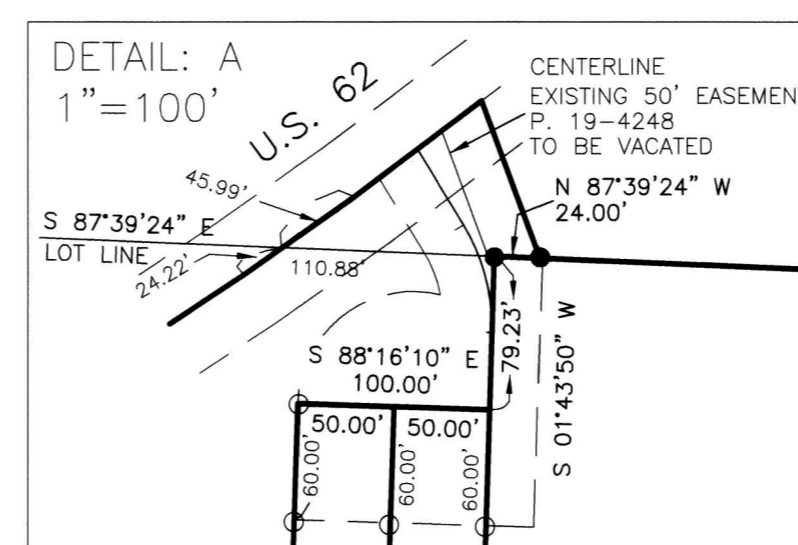
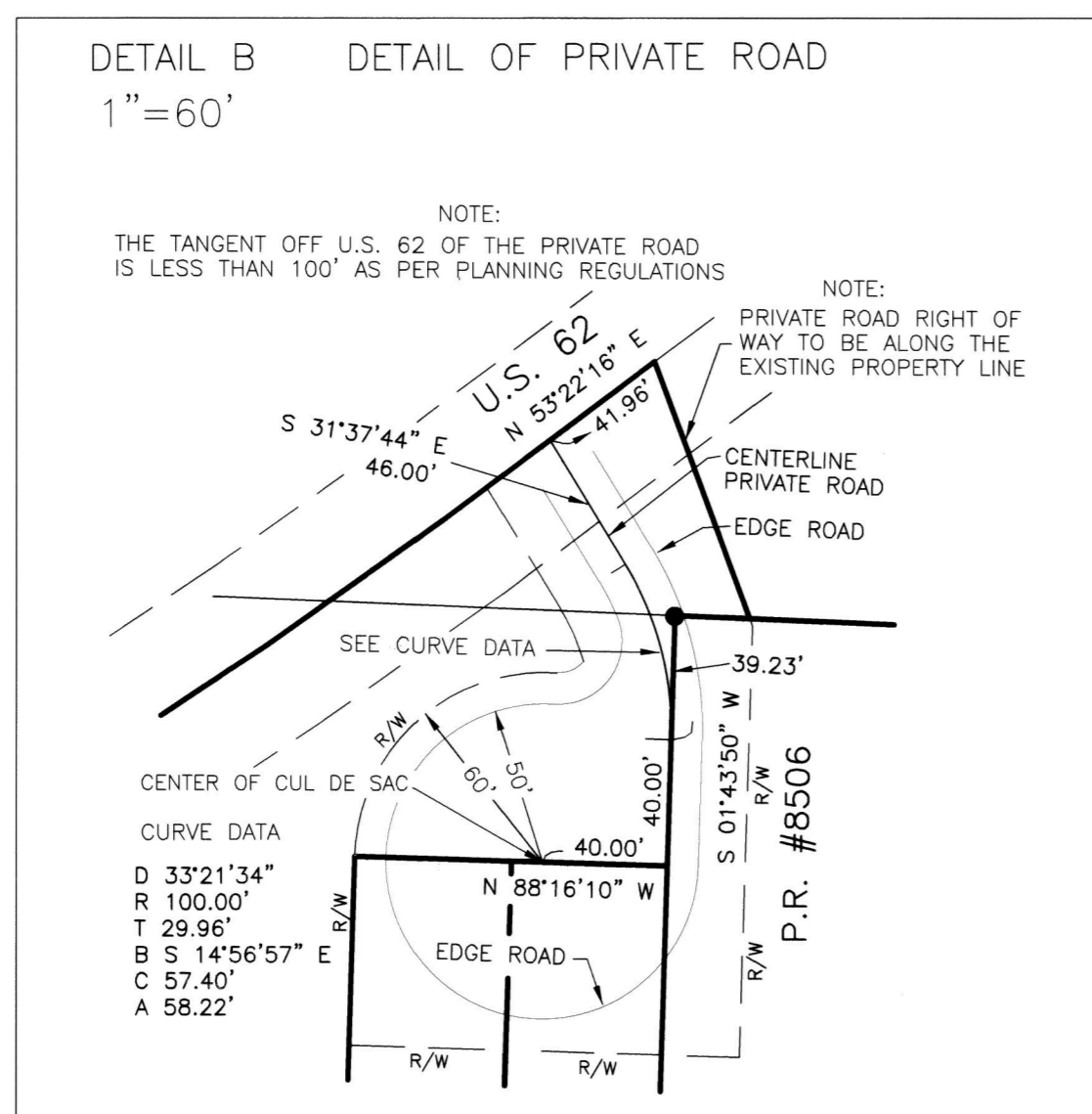
AGENT:
DENNIS YUTZY
6995 T.R. 654
MILLERSBURG, OH 44654
PHONE: 330-201-3121

REFERENCES
O.R. VOL. 166 PAGE 43
O.R. VOL. 271 PAGE 6310
O.R. VOL. 275 PAGE 1406
PLAT VOL. 19 PAGE 4248
BASIS OF BEARINGS FROM
BASIS OF BEARINGS FROM
OHIO STATE PLANE
COORDINATE SYSTEM,
NORTH ZONE, N.A.D. 83

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- VACATE 50' EASEMENT (P. 19-4248)
- TRANSFER AND RECORD PLAT
- CONVEY LOT 1
- CONVEY LOT 2
- CONVEY LOTS 3 & 4
- CONVEY 16.512 ACRE PARCEL AND 17.212 ACRE PARCEL
- CONVEY PRIVATE ROAD #8506 TO LOT 1 OF PAINT TOWNSHIP SUBDIVISION No. 6



NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF OWNERSHIP AND DEDICATION
We 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. 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 road standards, including asphalt pavement. Private roads are subject to bonding and inspection by the planning commission.

MARTIN L. YUTZY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

MARTIN L. YUTZY, TRUSTEE DATE
EDNA B. YUTZY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

EDNA B. YUTZY, TRUSTEE DATE
ANDREW BEACHY, JR., PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

ANDREW BEACHY, JR. aka JUNIOR BEACHY DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lot 1 of Paint Township Subdivision No. 6 (P. 19-4248) and lots 1, 2, 3, and 4 of Yutzy View Subdivision, their heirs and assigns, the shown Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

MARTIN L. YUTZY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

MARTIN L. YUTZY, TRUSTEE DATE
EDNA B. YUTZY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

EDNA B. YUTZY, TRUSTEE DATE
ANDREW BEACHY, JR., PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

ANDREW BEACHY, JR. aka JUNIOR BEACHY DATE
JAVAN MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

JAVAN MILLER DATE
SUE ETTA MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 3, 2023.

SUE ETTA MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled YUTZY VIEW 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 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.

Mark E. Herr 2/14/2023
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.

Mark E. Herr 2/14/2023
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.

Mark E. Herr 2/14/2023
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Mark E. Herr 2/14/2023
County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

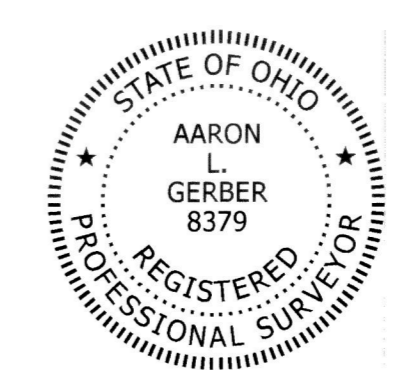
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the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

Arnold Oliver 2/14/2023
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.

A-L-G FEB. 13, 2023
Aron L. Gerber, P.S. 8379 DATE



TRANSFER NOT NECESSARY
DATE April 3, 2023
AUDITOR Jackie McLee

MAINTENANCE AGREEMENT
The Owners of lot 1 of the Paint Township Subdivision No. 6 and the Owners of lots 1, 2, 3, and 4 of the Yutzy View Subdivision shall be responsible for the maintenance of the hereon shown Private Road (Number 8506). The cost of said maintenance shall be shared proportionately among all parties entitled to use said Private Road.

NOTE: ANY COMMERCIAL USE OF A PROPERTY MAY REQUIRE THE OWNER TO PERFORM AND COMPLY WITH A TRAFFIC STUDY AS OUTLINED IN ODOT'S STATE HIGHWAY ACCESS MANAGEMENT MANUAL.

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

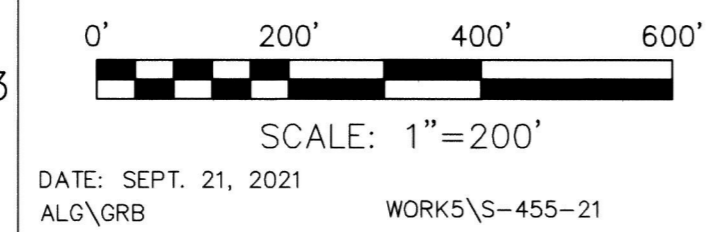
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office, 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.

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY. NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

PAINT TOWNSHIP
4TH. QTR., LOTS 12 & 13
T-10 N; R-5 W
HOLMES COUNTY, OHIO



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

DATE: SEPT. 21, 2021
ALG\GRB WORKS\S-455-21