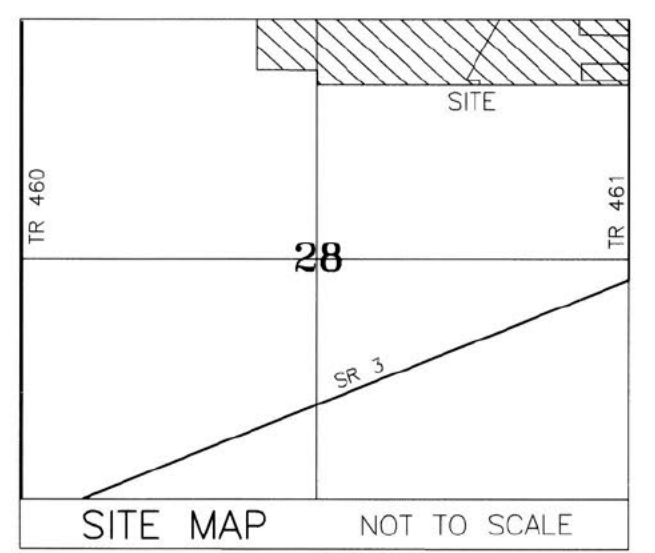


O/R 288 Pg 1236
 O/R 288 Pg 1239
 O/R 288 Pg 1242
 O/R 288 Pg 1244

IDYL OAK FARMS SUBDIVISION

(FINAL)

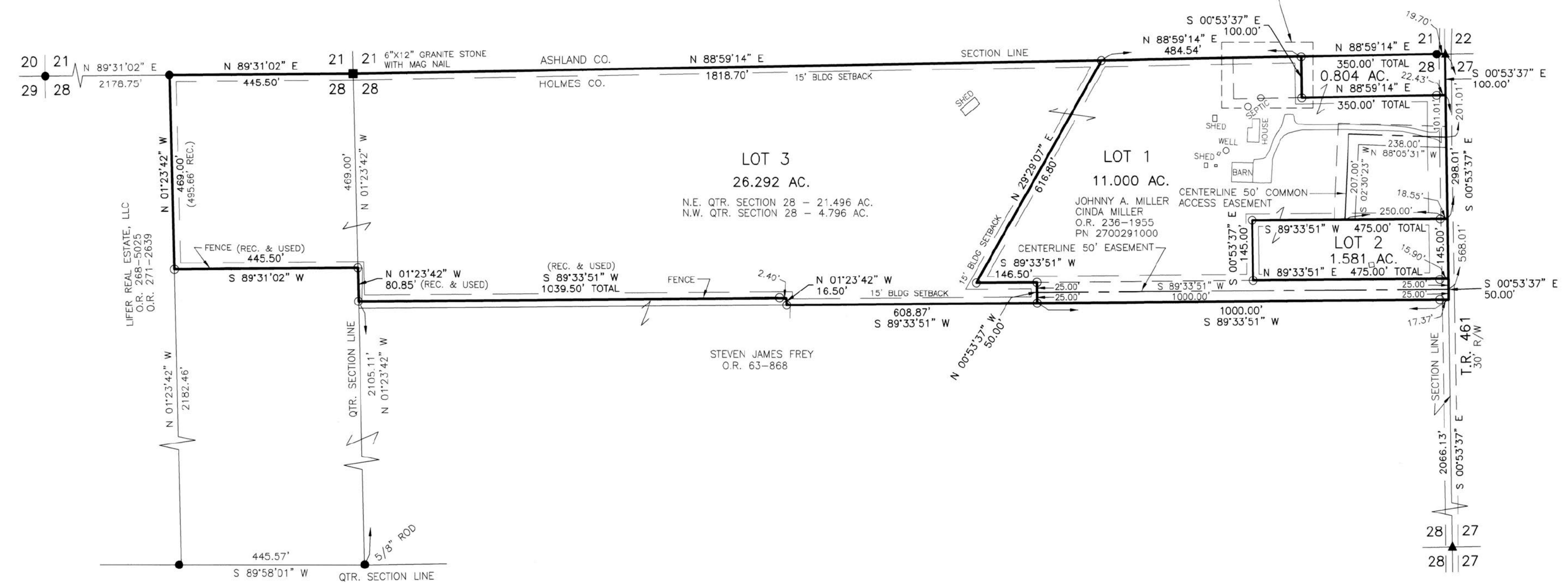
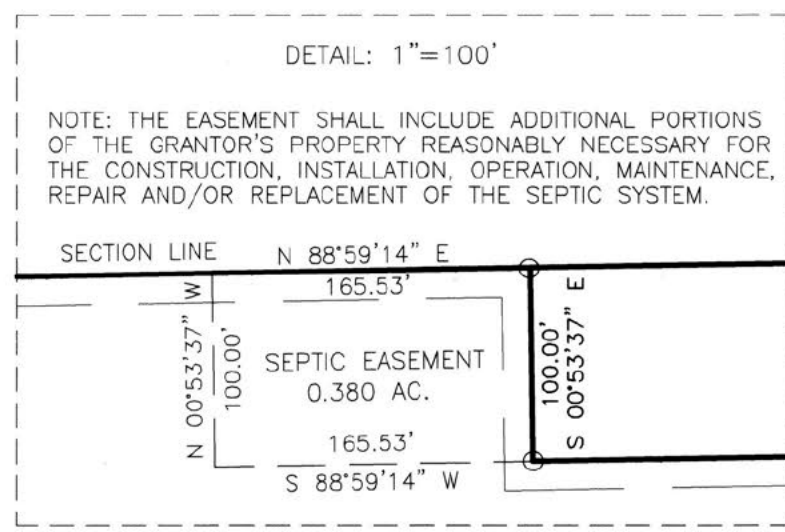


AGENT:
 SEBASTIAN WEBER
 9001 T.R. 461
 LOUDONVILLE, OHIO 44842
 PHONE: 419-651-8945

MASTER PLAT
 ACTION 1) CONVEY 0.804 ACRES
 ACTION 2) TRANSFER AND RECORD PLAT
 ACTION 3) CONVEY LOT 1
 ACTION 4) CONVEY LOT 2
 ACTION 5) CONVEY LOT 3

REFERENCES
 O.R. VOL. 63 PAGE 868
 O.R. VOL. 236 PAGE 1955
 O.R. VOL. 271 PAGE 2639
 PLAT VOL. 19 PAGE 2250

BASIS OF BEARINGS FROM OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83,
 2011 ADJUSTMENT



ACREAGE IN LOTS 38.873 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 38.873 ACRES

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

MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 1 & 2 OF THE IDYL OAK FARMS SUBDIVISION
 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.

NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We certify that we are the owners of the property
 shown and described herein and that we hereby adopt this
 plan of subdivision with our free consent and establish the
 minimum building restriction lines.
 JOHNNY A. MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON AUGUST 28, 2023.
 JOHNNY A. MILLER DATE

CINDA MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON AUGUST 28, 2023.
 CINDA MILLER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lots 1, 2, & 3
 their heirs and assigns, the 50' easements for the purposes
 of ingress, egress and utilities as shown on this plan
 of subdivision.
 JOHNNY A. MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON AUGUST 28, 2023.
 JOHNNY A. MILLER DATE

CINDA MILLER, PURSUANT TO ELECTRONIC SIGNATURE
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
 ON AUGUST 28, 2023.
 CINDA MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
 TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled
 IDYL OAK FARMS 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 on any lot is dependent on a site specific
 evaluation to be done at the start of any construction.
Michael E. Harter 8/30/2023
 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 herein.
[Signature] 8/30/2023
 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 herein.
[Signature] DATE

Chairman, County Commissioners

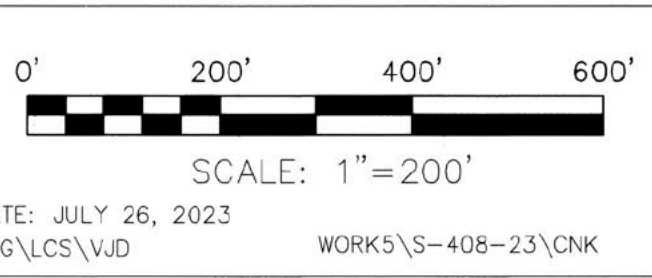
CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown herein.
[Signature] 8/30/2023
 County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein has
 been found to comply with the subdivision regulations for
 Holmes County, Ohio, with the exception of such variances,
 if any, as provided 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 8/30/2023
 Holmes County Planning Commission DATE

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described herein 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 herein.
A.L.G. AUGUST 24, 2023
 Aaron L. Gerber, P.S. 8379 DATE

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

WASHINGTON TOWNSHIP
 N.E. & N.W. QTRS. SECTION 28
 T-20 N; R-15 W
 HOLMES COUNTY, OHIO



- STONE FOUND
- ▲ 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 *March 4, 2024*
 AUDITOR *[Signature]*