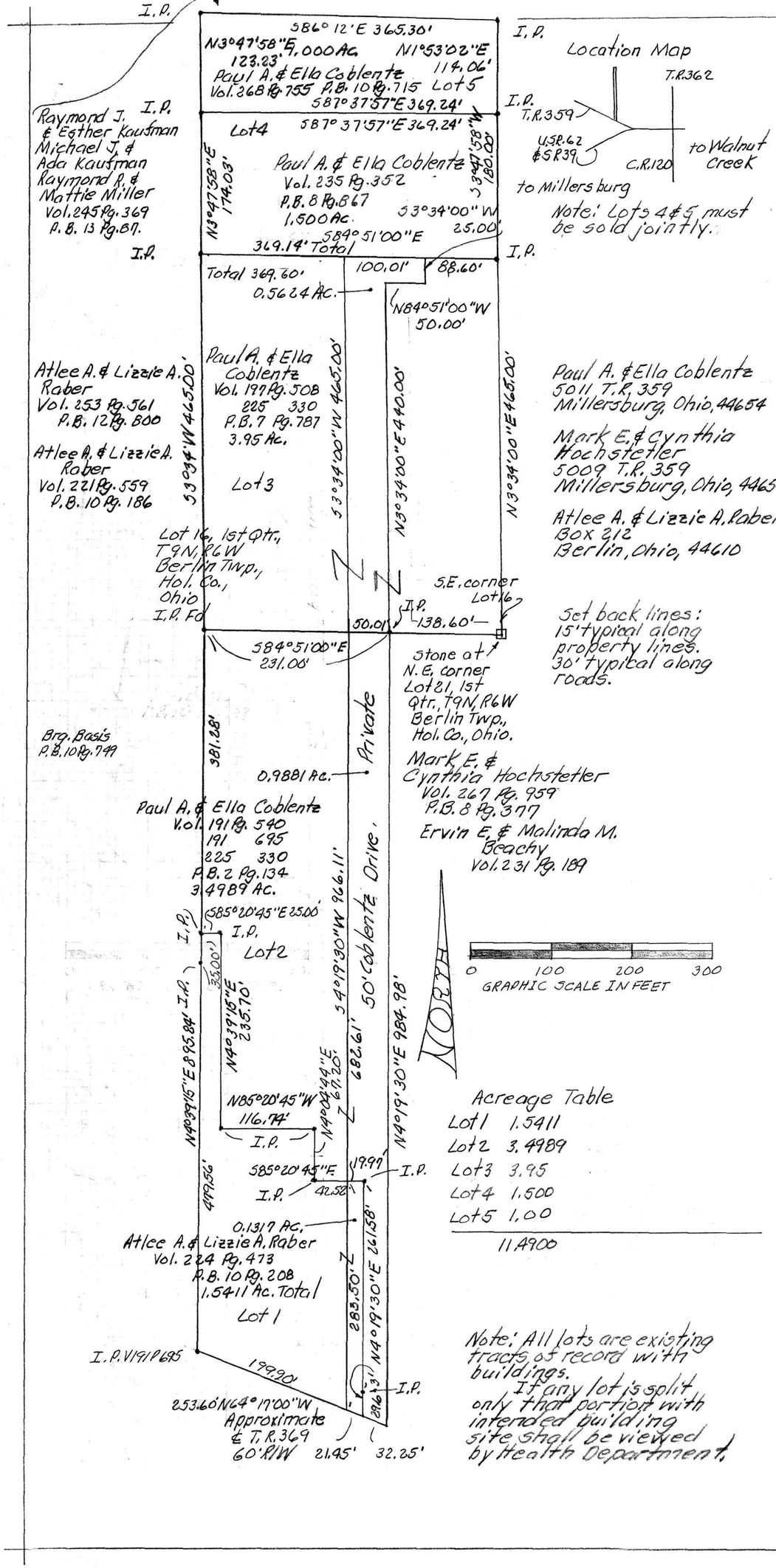
COBLENTZ DRIVE ALLOTMENT

Lots 16 & 21, 1st Qtr., T9N, R6W, Berlin Twp., Hol. Co., Ohio

9600002865
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
On 08-20-1996 At 01:44 pm.
PLMD 21.60
Vol. 15 Page 103



Location Map

Note: Lots 4 & 5 must be sold jointly.

Paul A. & Ella Coblentz
5011 T.R. 359
Millersburg, Ohio, 44654

Mark E. & Cynthia Hochstetler
5009 T.R. 359
Millersburg, Ohio, 44654

Atlee A. & Lizzie A. Raber
Box 212
Berlin, Ohio, 44610

Set back lines:
15' typical along property lines.
30' typical along roads.

Acreage Table

Lot 1	1.5411
Lot 2	3.4989
Lot 3	3.95
Lot 4	1.500
Lot 5	1.00
	11.4900

Note: All lots are existing tracts of record with buildings. If any lot is split only that portion with intended building site shall be viewed by Health Department.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We here by certify that we are the owners of the property shown and described hereon and that we adopt this plan of subdivision with our own free will and consent. We have established the here on indicated drive, and building set back lines. We dedicate all streets, alleys, walks, parks, or other open spaces as so indicated.

2-27-96 — Date

Lillie A. Raber, Agnes Raber

Paul A. Coblentz, Ella Coblentz

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and sewerage disposal systems installed or proposed for installation on any future lots along Coblentz Drive meet the standards of the Holmes County Board of Health and the State Health Department and are hereby approved as shown.

3-22-96 — Date

Holmes County Health Commissioner

CERTIFICATE OF APPROVAL BY HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved this drive plat and provision for erosion and sedimentation control as shown hereon.

3/21/96 — Date

CERTIFICATE OF HOLMES COUNTY COMMISSIONERS APPROVAL

I hereby certify that the Holmes County Commissioners have approved this drive plat as shown here on.

5-6-96 — Date

Chairman of the Board

CERTIFICATE OF PLAT AND ENGINEERING DETAILS

I hereby certify that I have approved this plat and engineering details of streets, water systems, and other proposed facilities as shown here on.

3/25/96 — Date

Robert L. Kasner P.E.P.S. — Holmes County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the drive plat as shown hereon has been found to comply with the Holmes County Subdivision Regulations, with such variances, as may be recorded in the minutes of the Holmes County Planning Commission and is hereby approved for recording in the Office of the Holmes ~~County~~ Recorder.

Revised plat approved 8-15-96 TRM

5-6-96 — Date

Thomas R. Hagan — Holmes County Planning Commission

CERTIFICATE OF ACCURACY

I hereby certify that the plan as shown and described hereon is true and accurate to the specifications of the Holmes County Subdivision Regulations, and that the indicated monumentation is set in the field.

1-22-96 — Date

William A. McClellan — Registered Surveyor

TRANSFER NOT NECESSARY
DATE August 20 1996
AUDITOR Robert C. Atkinson

For erosion control the land owner shall follow Ohio Technical Standard and Specifications Critical Area Planting Guild Lines #342. A copy of this is available at Holmes Soil and Water Conservation District, 62 West Clinton Street, Millersburg, Ohio, 44654.

It shall be the further obligation of all people building a residence on any adjacent lot that the following shall apply.

1. A strip of undisturbed vegetation a minimum of 40' in width shall be preserved down slope from all construction at all times, until final seeding.

2. Immediately upslope from that an approved sediment proof barrier shall be installed during construction.

It is expected that these conditions shall be inspected by Holmes Soil and Water Conservation District.

Drive Maintenance Agreement.

This drive shall be maintained in a manner satisfactory to all who shall have the right to use it proportionately to the amount or length of it that they use.

This drive presently serves four parcels (Vol. 224 Pg. 473) (Vol. 225 Pg. 330, 2 tracts) and (Vol. 268 Pg. 755). Any attempt to split a parcel served by this drive so as to increase the number of parcels served by this drive must be approved in writing by the owners of the parcels then served by this drive.

9600002865
STEVE SCHROCK ATTY
MILLERSBURG,

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