

# FAIR ACRES SUBDIVISION

(FINAL)

AGENT:  
 MIKE FAIR  
 8579 S.R. 39  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-674-9171

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 restriction lines.

*John C. Hipp* 8/14/02  
 JOHN C. HIPPI DATE

CERTIFICATE OF EASEMENT DEDICATION

I, John C. Hipp, grant unto hereon shown Lots 1 & 2 a 50 foot private road easement, to be known as Old Mill Road, for the purposes of ingress and egress, as shown on this plan of subdivision.

*John C. Hipp* 8/14/02  
 JOHN C. HIPPI DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled FAIR 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 a private water system and on-site sewage treatment system for any lot is dependent on a site specific evaluation prior to the start of any construction.

*W. Sunday* 8-14-02  
 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.

*Joe Christner* 8-14-02  
 Holmes Soil and Conservation District Date

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS

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

*David P. Hall* 8-19-02  
 Chairman, County Commissioners Date

CERTIFICATE OF THE APPROVAL OF PLAT AND ENGINEERING DETAILS

I hereby certify that I have approved the plat and engineering details of the proposed roads and other proposed public facilities in the subdivision plat as shown hereon.

*Robert L. Kamen P.E.P.S.* 8/14/02  
 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.

*John R. ...* 8/19/02  
 Holmes County Planning Commission Date

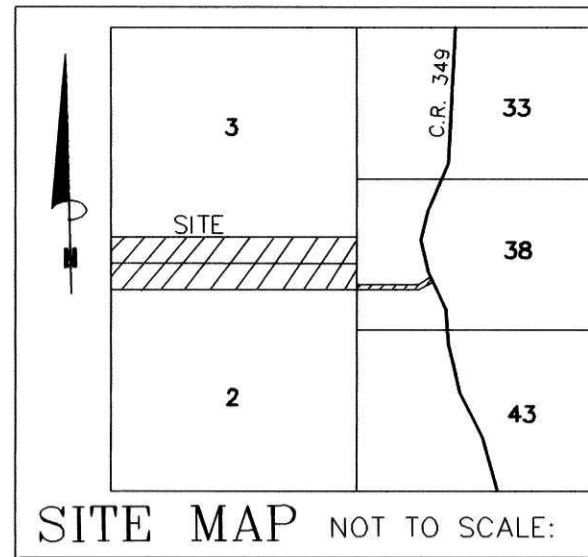
CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes Co. Planning Commission and that the monuments have been placed as shown hereon.

*Donald C. Baker* AUG 13, 2002  
 Donald C. Baker P.S. 6938 Date



200200018196  
 Filed for Record in  
 HOLMES COUNTY, OH  
 SALLY MILLER  
 09-16-2002 02:29 pm.  
 PLAT MED 21.60  
 OR Book 18 Page 385 - 385



REFERENCES:

DEED VOL. 139 PAGE 457  
 O.R. VOL. 110 PAGES 950 & 952  
 PLAT VOL. 2 PAGE 348  
 BEARINGS FROM PLAT VOL. 2 PAGE 348

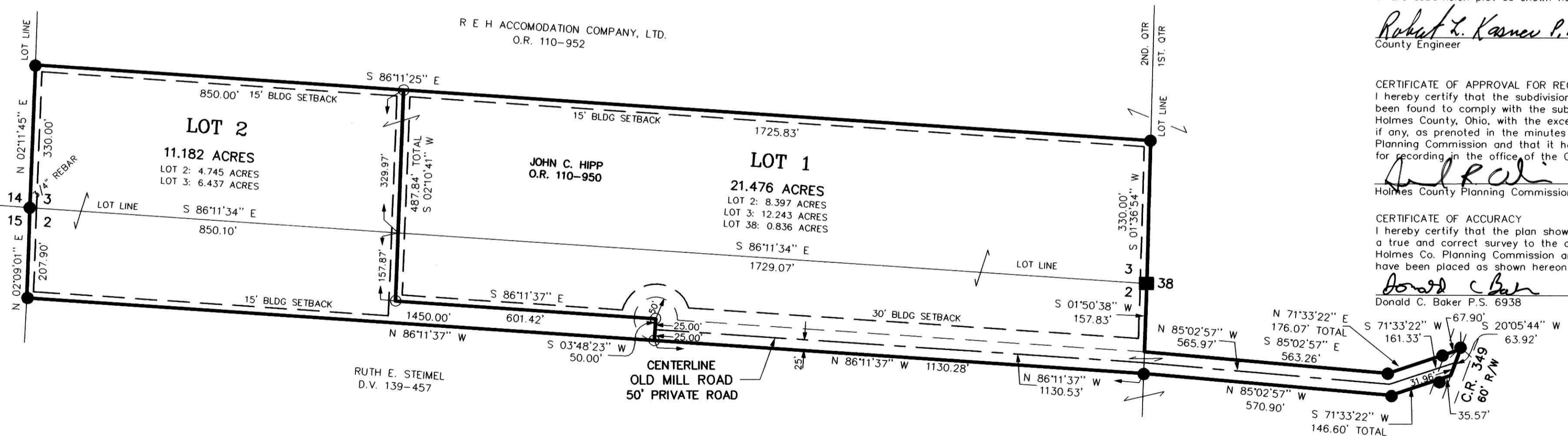
MAINTENANCE AGREEMENT  
 THE OWNERS OF LOTS 1 & 2 OF THE WITHIN SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS OLD MILL ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL LOT OWNERS ENTITLED TO USE SAID PRIVATE DRIVE AND SO CHOOSES TO USE SAID PRIVATE DRIVE.

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

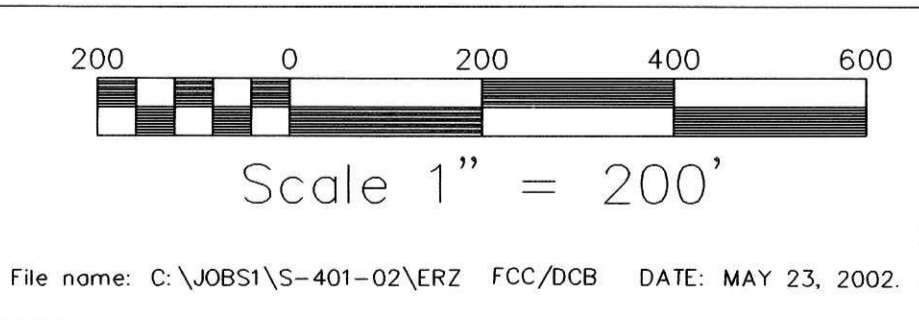
AREA IN LOTS 32.658 ACRES.  
 AREA IN ROAD DEDICATION 0.000 ACRES.  
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 TOTAL AREA IN ALLOTMENT 32.658 ACRES.

No further splits will be permitted without replatting said lots.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES



DONALD C. BAKER SURVEYING  
 138 N. CLAY ST.  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 FAX 330-674-6027



HARDY TOWNSHIP  
 1ST. QTR., LOT 38  
 2ND. QTR., LOTS 2 & 3  
 T-9 N; R-7 W  
 HOLMES COUNTY, OHIO

- STONE FOUND
- P.K. NAIL FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET I.D. CAP MARKED "BAKER 6938"

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: 82 West Clinton Street Millersburg, Ohio 44654

TRANSFER NOT NECESSARY  
 DATE 9-16-02  
 AUDITOR *Jackie Nicole JIS*

200200018196  
 HEARTLAND  
 TITLE  
 MILLERSBURG,