

PEACH TREE KNOLL SUBDIVISION

(FINAL)

GRANTORS:
JOHN E. & LISA M. YODER
10820 TWP. RD. 268
MILLERSBURG, OHIO 44654
PHONE: 330-674-0633

18 417

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 E. Yoder 10-16-02
JOHN E. YODER DATE
Lisa M. Yoder 10-16-02
LISA M. YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled PEACH TREE KNOLL 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 prior to the start of any construction.

[Signature] 10-16-02
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.

[Signature] 10-16-02
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.

[Signature] 10-21-02
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.

[Signature] 10/17/02
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.

[Signature] 10/17/02
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.

[Signature] 10-15-02
Donald C. Baker P.S. 6938 Date

200200018883
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
10-23-2002 02:31 pm.
PLAT MED 21.60
OR Book 18 Page 417 - 417

200200018883
MILLER &
MAST ATTYS
MILLERSBURG,

REFERENCES:

DEED VOL. 279 PAGE 485
O.R. VOL. 29 PAGE 946
O.R. VOL. 62 PAGE 319
O.R. VOL. 118 PAGE 428
PLAT VOL. 16 PAGE 509
PLAT VOL. 17 PAGES 67 & 78
BEARINGS FROM PLAT VOL. 17 PAGE 78

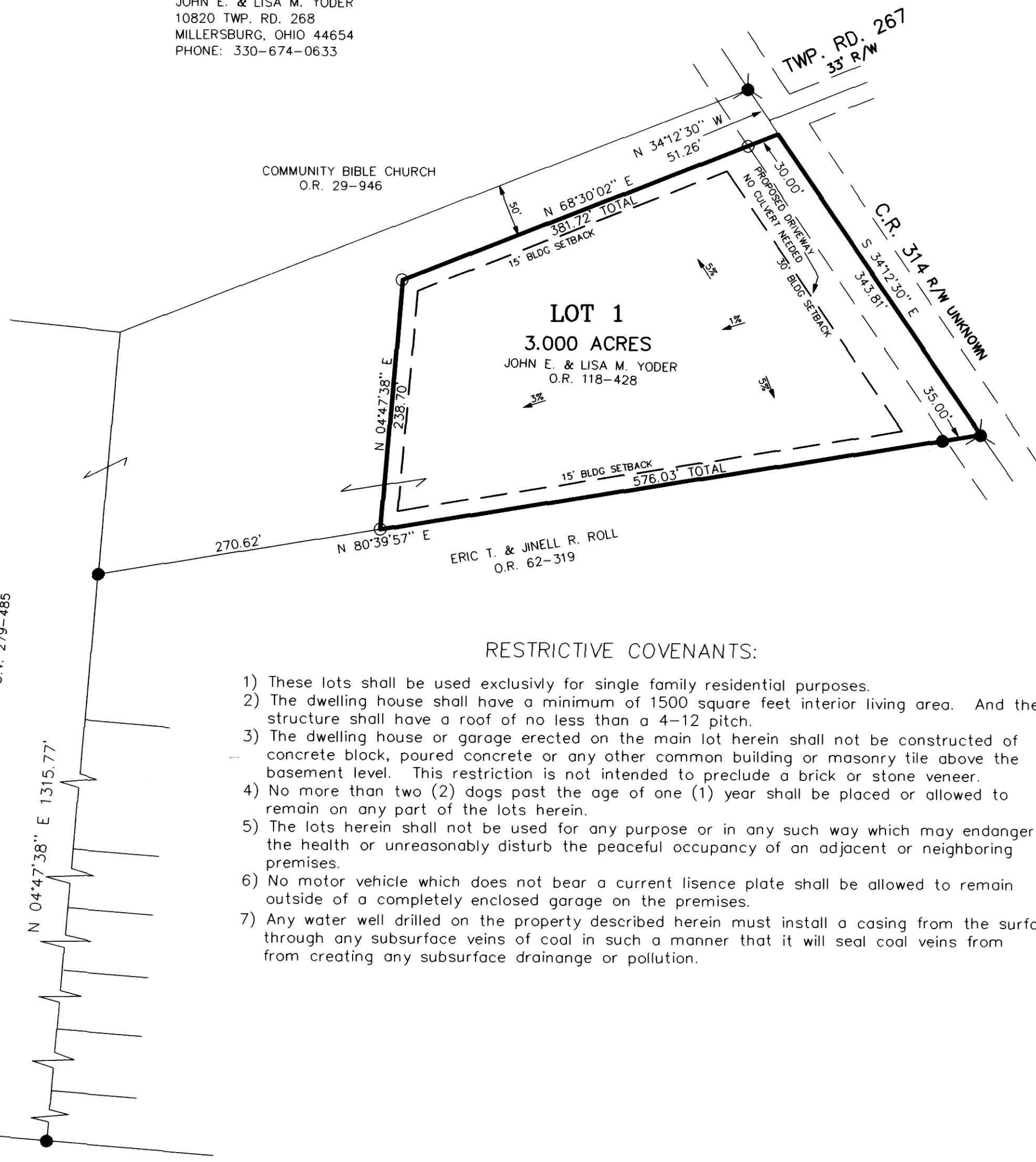
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 82 West Clinton Street Millersburg, Ohio 44654

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

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.

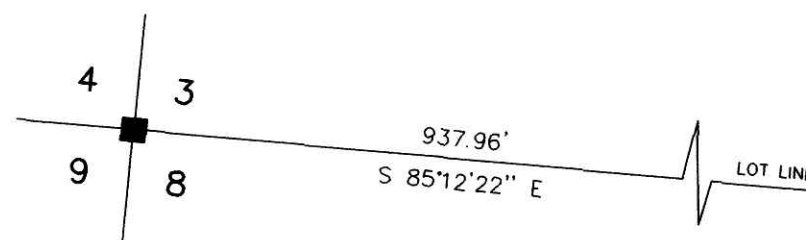
No further splits will be permitted without replatting said lot.

AREA IN LOTS 3.000 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 3.000 ACRES.

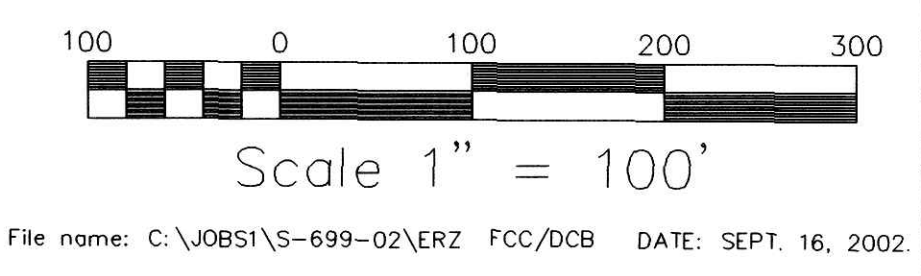


RESTRICTIVE COVENANTS:

- 1) These lots shall be used exclusively for single family residential purposes.
- 2) The dwelling house shall have a minimum of 1500 square feet interior living area. And the structure shall have a roof of no less than a 4-12 pitch.
- 3) The dwelling house or garage erected on the main lot herein shall not be constructed of concrete block, poured concrete or any other common building or masonry tile above the basement level. This restriction is not intended to preclude a brick or stone veneer.
- 4) No more than two (2) dogs past the age of one (1) year shall be placed or allowed to remain on any part of the lots herein.
- 5) The lots herein shall not be used for any purpose or in any such way which may endanger the health or unreasonably disturb the peaceful occupancy of an adjacent or neighboring premises.
- 6) No motor vehicle which does not bear a current lisenca plate shall be allowed to remain outside of a completely enclosed garage on the premises.
- 7) Any water well drilled on the property described herein must install a casing from the surface through any subsurface veins of coal in such a manner that it will seal coal veins from from creating any subsurface drainage or pollution.



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



MONROE TOWNSHIP
4TH. QTR., LOT 3
T-9 N; R-8 W
HOLMES COUNTY, OHIO

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



TRANSFER NOT NECESSARY
DATE 10-23-02
AUDITOR [Signature]