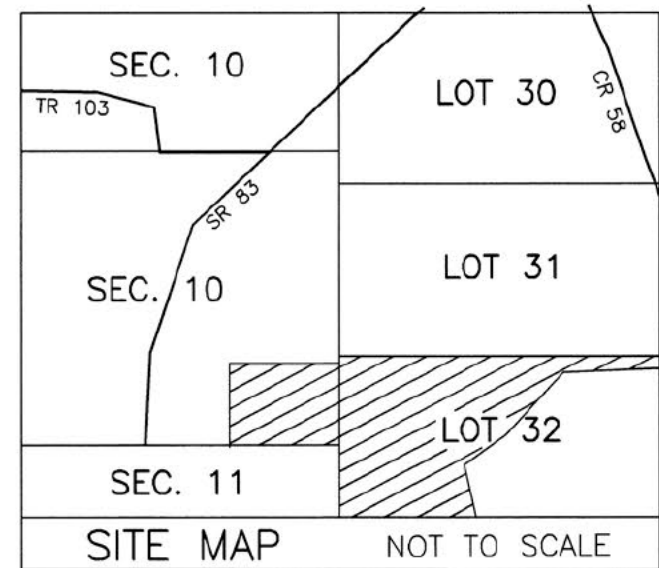




AGENT:  
ARON NISLEY  
2745 C.R. 58  
MILLERSBURG, OHIO 44654  
PHONE: 330-407-2617

MASTER PLAT

- 1) CONVEY 19.432 ACRE PARCEL TO ADJOINER
- 2) TRANSFER AND RECORD PLAT
- 3) CONVEY NEW LOT 3

# MECHANIC TOWNSHIP SUBDIVISION No. 7 REPLAT No. 1

## REPLAT OF LOT 2 (P. 2-625) AND ADDITIONAL LANDS

(FINAL)

202600004325

B. 2 P. 678

FILED FOR RECORD IN

HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

09/28/2026 01:24 PM

PLAT LARGE - 86.40

PAGES: 1

ORV 297 Pg 3455

ORV 297 Pg 3458

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

### REFERENCES

O.R. 280-3989  
O.R. 280-3930  
PLAT VOL. 19 PAGE 3017  
PLAT VOL. 2 PAGE 625

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.

IVAN A. ERB, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2026.

IVAN A. ERB DATE

ESTHER I. ERB, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2026.

ESTHER I. ERB DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 1 & 3, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

IVAN A. ERB, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2026.

IVAN A. ERB DATE

ESTHER I. ERB, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 1, 2026.

ESTHER I. ERB DATE

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled MECHANIC TOWNSHIP SUBDIVISION No. 7 REPLAT No. 1 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.

9/17/2026  
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.

9/17/2026  
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.

9/16/2026  
Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

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

9/17/2026  
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.

9/16/2026  
Holmes County Planning Commission DATE

### CERTIFICATE OF ACCURACY

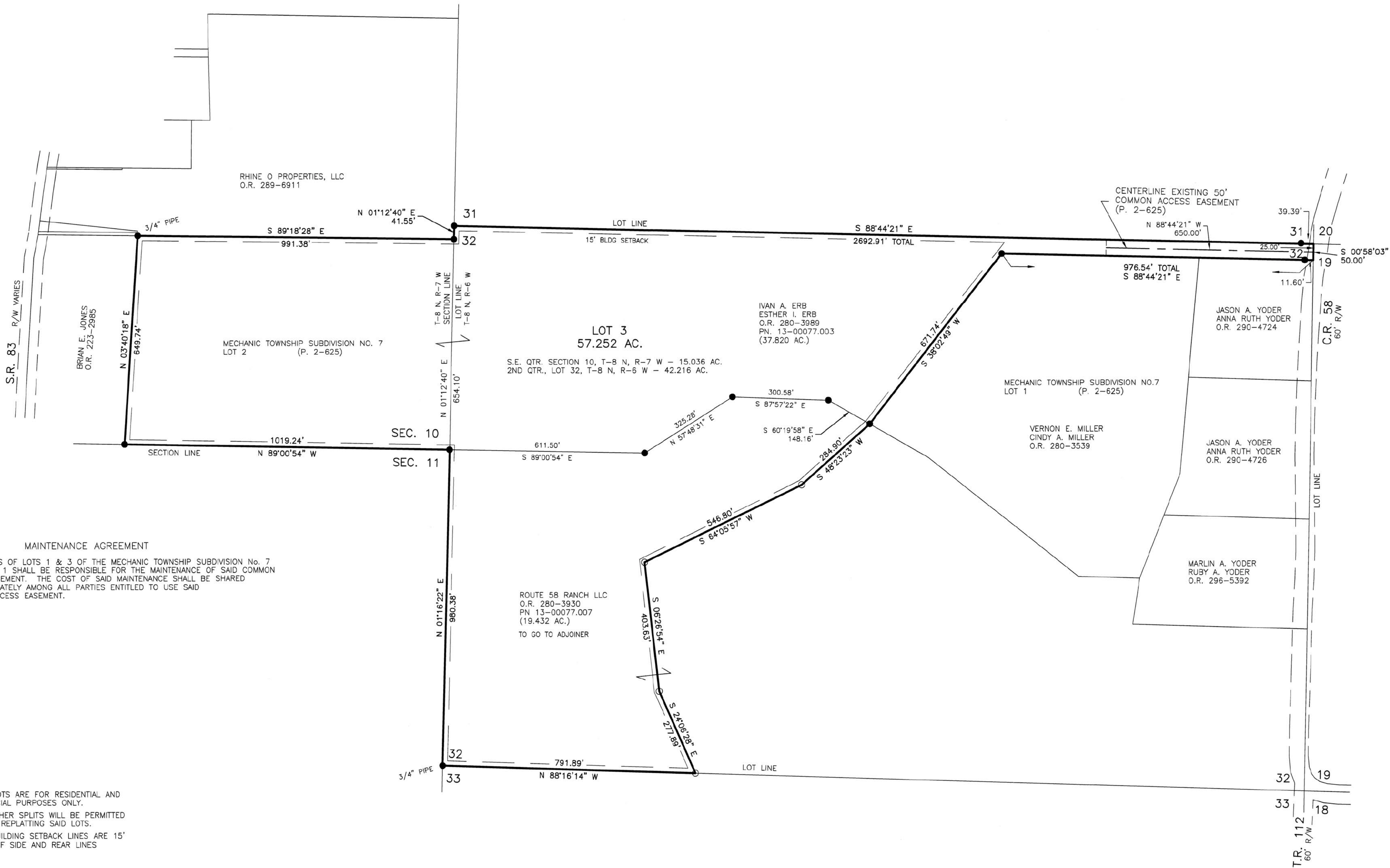
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

9/28/2026  
Donald C. Baker, P.S. 6938 DATE

TRANSFER NOT NECESSARY

DATE 9/28/2026

AUDITOR Jackie Matky



### MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 3 OF THE MECHANIC TOWNSHIP SUBDIVISION No. 7 REPLAT No. 1 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.

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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.

ACREAGE IN LOT 57.252 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 57.252 ACRES

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

MECHANIC TOWNSHIP  
2ND QTR., LOT 32  
T-8 N; R-6 W  
S.E. QTR. SECTION 10  
T-8 N; R-7 W  
HOLMES COUNTY, OHIO



SCALE: 1"=200'

DATE: JULY 28, 2026

WORK7\S-26-545\LDM

5/8" REBAR FOUND  
UNLESS OTHERWISE NOTED

5/8" REBAR SET WITH I.D. CAP  
MARKED "BAKER SURVEYING"

