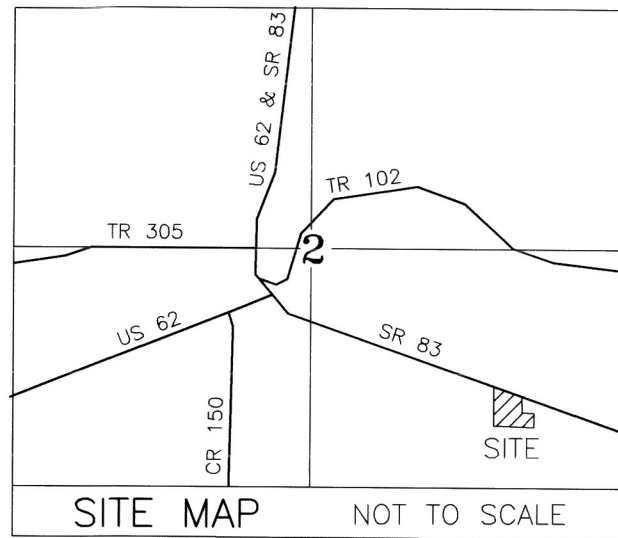


# MECHANIC TOWNSHIP SUBDIVISION No. 12

(FINAL)



AGENT:  
TYLER HERSHBERGER  
450 RAILROAD ST.  
MILLERSBURG, OH 44654  
PHONE: 330-674-0025

## MASTER PLAT

ACTION 1) TRANSFER AND RECORD PLAT  
ACTION 2) CONVEY LOT 1  
ACTION 3) CONVEY LOT 2

### REFERENCES

DEED VOL. 252 PAGE 14  
O.R. VOL. 285 PAGE 3695  
O.R. VOL. 290 PAGE 2457  
O.R. VOL. 290 PAGE 2460  
PLAT VOL. 5 PAGE 95  
PLAT VOL. 3 PAGE 81  
PLAT VOL. 2 PAGE 336  
PLAT VOL. 19 PAGE 3  
PLAT VOL. 17 PAGE 341  
PLAT VOL. 14 PAGE 308  
PLAT VOL. 12 PAGE 693  
PLAT VOL. 19 PAGE 2467  
PLAT VOL. 19 PAGE 5412

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

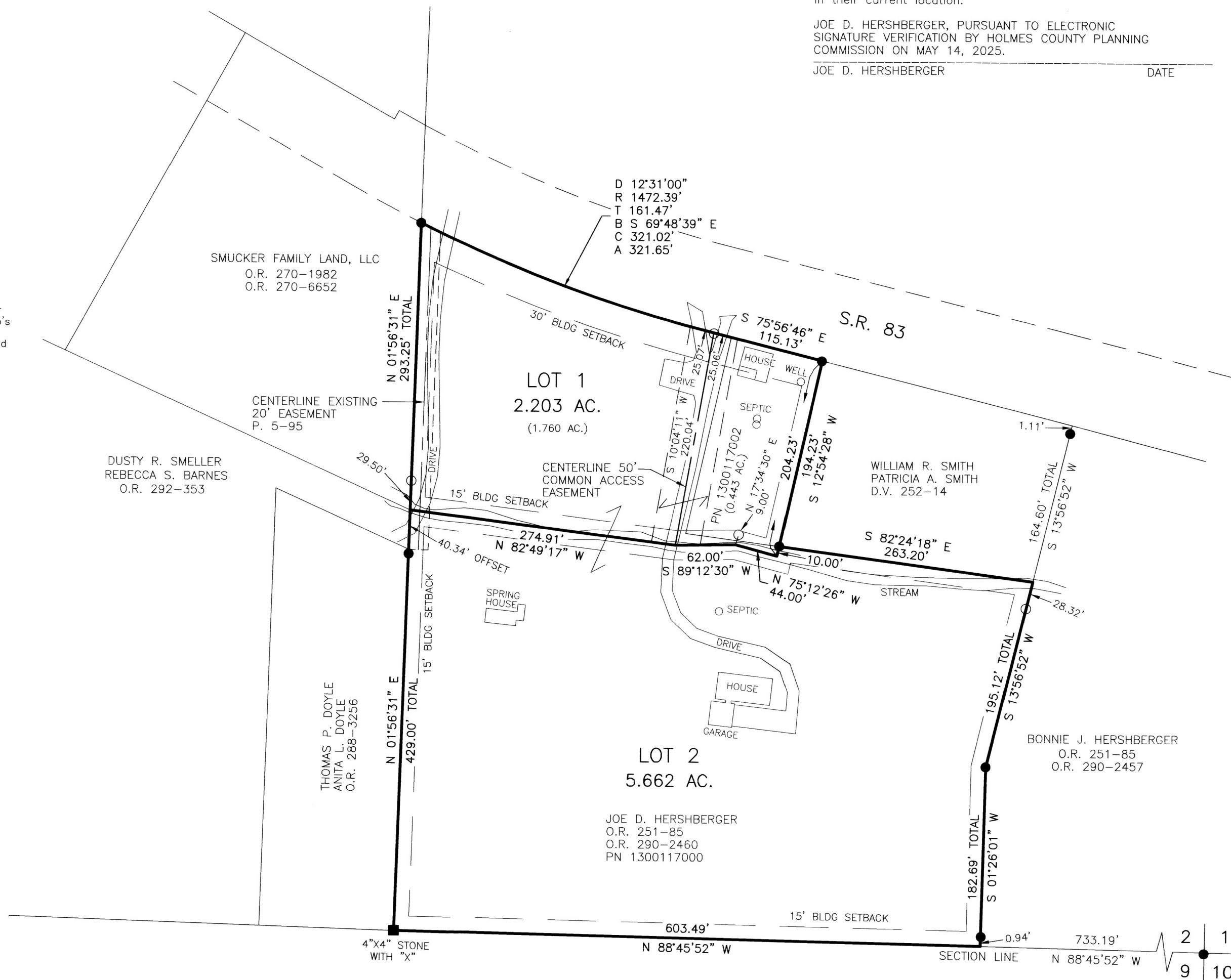
NO FURTHER SPLITS WILL BE PERMITTED  
WITHOUT REPLATTING SAID LOTS.

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.

ACREAGE IN LOTS 7.865 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 7.865 ACRES



### ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the undersigned owners acknowledgement  
of the existence of certain encroaching structures as depicted  
hereon and we hereby consent to maintenance of said structures  
in their current location.

JOE D. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MAY 14, 2025.

JOE D. HERSHBERGER DATE

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.

JOE D. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MAY 14, 2025.

JOE D. HERSHBERGER DATE

### CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lots 1 & 2,  
their heirs and assigns, the 50' easement for the purposes  
of ingress, egress and utilities as shown on this plan  
of subdivision.

JOE D. HERSHBERGER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON MAY 14, 2025.

JOE D. HERSHBERGER DATE

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

I hereby certify that the subdivision plat entitled  
MECHANIC TOWNSHIP SUBDIVISION No. 12  
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.

Health Commissioner DATE 6/27/2025

### 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.

Holmes Soil and Water Conservation District DATE 6/27/2025

### CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Chairman, County Commissioners DATE 7/7/2025

### CERTIFICATE OF APPROVAL OF PLAT

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

County Engineer DATE 6/27/2025

### 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.

Holmes County Planning Commission DATE 6/27/2025

### 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.

Aaron L. Gerber, P.S. 8379 DATE MAY 27, 2025

<p>BAKER SURVEYING, LLC 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: bakersurveying@gmail.com</p>	<p>MECHANIC TOWNSHIP S.E. QTR. SECTION 2 T-8 N; R-7 W HOLMES COUNTY, OHIO</p>	<p>SCALE: 1"=100'</p> <p>DATE: JAN. 20, 2025 ALG/KES WORK7\S-33-25\CNK</p>	<ul style="list-style-type: none"> <li>■ STONE FOUND</li> <li>● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED</li> <li>○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"</li> </ul>
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TRANSFER NOT NECESSARY

DATE 7-18-25  
AUDITOR Jackie Macek LA