

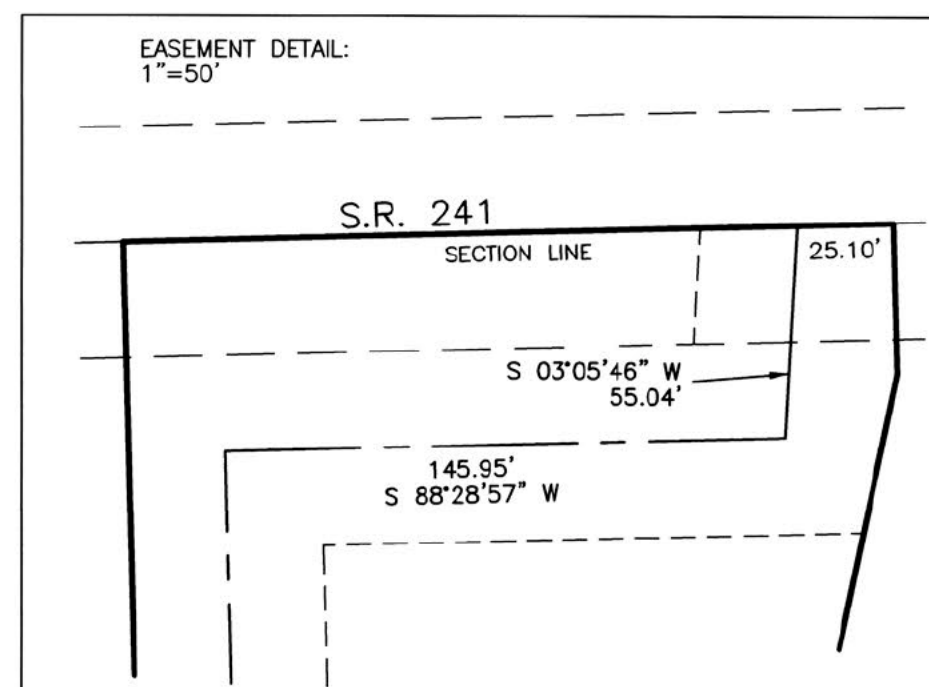
REFERENCES

O.R. VOL. 286 PAGE 1705
O.R. VOL. 277 PAGE 1698
PLAT VOL. 19 PAGE 4408
PLAT VOL. 17 PAGE 803

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

MASTER PLAT

- ACTION 1) CONVEY 10.774 ACRE TRACT (TRACT A) FROM MARK J. MAST AND MARY E. MAST TO ISAAC E. HERSHBERGER AND MARILYN J. HERSHBERGER
ACTION 2) TRANSFER AND RECORD PLAT
ACTION 3) CONVEY LOT 1
ACTION 4) CONVEY 10.774 ACRE TRACT (TRACT B) FROM ISAAC E. HERSHBERGER AND MARILYN J. HERSHBERGER TO MARK J. MAST AND MARY E. MAST



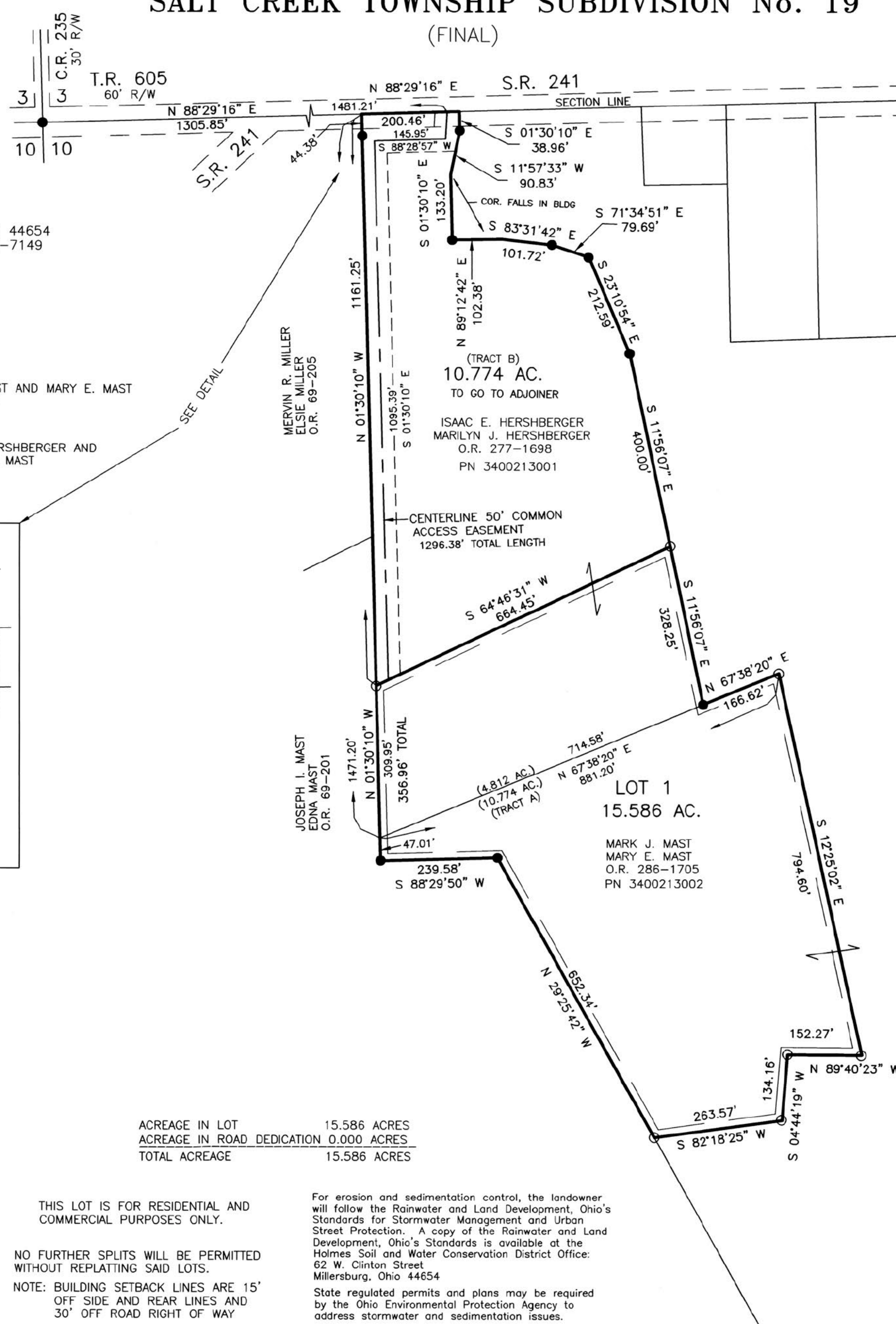
CERTIFICATE OF ACCURACY

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.

Donald C. Baker, P.S. 6938
MARCH 15, 2025
DATE

AGENT:
MARK MAST
7764 S.R. 241
MILLERSBURG, OH 44654
PHONE: 330-600-7149

SALT CREEK TOWNSHIP SUBDIVISION No. 19 (FINAL)



ACREAGE IN LOT 15.586 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 15.586 ACRES

THIS LOT IS FOR RESIDENTIAL AND
COMMERCIAL PURPOSES ONLY.

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.



SCALE: 1"=200'

DATE: MARCH 15, 2025
TAB\GRB WORK7\S-118-25

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"

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.

Mark J. Mast, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

MARK J. MAST DATE

Mary E. Mast, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

MARY E. MAST DATE

Isaac E. Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

ISAAC E. HERSHBERGER DATE

Marilyn J. Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

MARILYN J. HERSHBERGER DATE

CERTIFICATE OF DEDICATION OF EASEMENT

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

Mark J. Mast, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

MARK J. MAST DATE

Mary E. Mast, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

MARY E. MAST DATE

Isaac E. Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

ISAAC E. HERSHBERGER DATE

Marilyn J. Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on Oct. 28, 2025.

MARILYN J. HERSHBERGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled SALT CREEK TOWNSHIP SUBDIVISION No. 19 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.

Health Commissioner 11/14/2025
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.

Holmes Soil and Water Conservation District 11/14/2025
DATE

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 11/17/2025
DATE

CERTIFICATE OF APPROVAL OF PLAT

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

County Engineer 11/14/2025
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.

Holmes County Planning Commission 11/14/2025
DATE

202500004852

B: 19 P: 5712

FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
12/02/2025 11:37 AM

SMALL PLAT . 40.00

PAGES: 1

ORV 294 Pg 1559

ORV 294 Pg 1561

ORV 294 Pg 1563

TRANSFER NOT NECESSARY

DATE 12-2-25

AUDITOR Jackie McKeen