

LEGACY RIDGE SUBDIVISION (FINAL)

AGENT:
JERRY ANDERSON
5949 C.R. 203
MILLERSBURG, OH 44654
PHONE: 330-231-4567

JOHN L. HOCHSTETLER, TRUSTEE
O.R. 182-3085
ANNA MAE HOCHSTETLER, TRUSTEE
O.R. 182-3087

ANDERSON SAFE PROPERTIES, LTD.
O.R. 248-7428

PAUL H. HOCHSTETLER
ADA J. HOCHSTETLER
ALVIN P. HOCHSTETLER
O.R. 249-2137

ANDERSON SAFE PROPERTIES, LTD.
O.R. 172-2370

PAUL HOCHSTETLER
ALLOT. No. 3
LOT 1 (P. 17-419)
JEFF L. and DAWN R.
YODER
O.R. 50-434

JERRY ANDERSON
ALLOT. LOT 1 (P. 15-125)
DENNIS R. and
KIMBERLY S. ANDERSON
D.V. 277-979

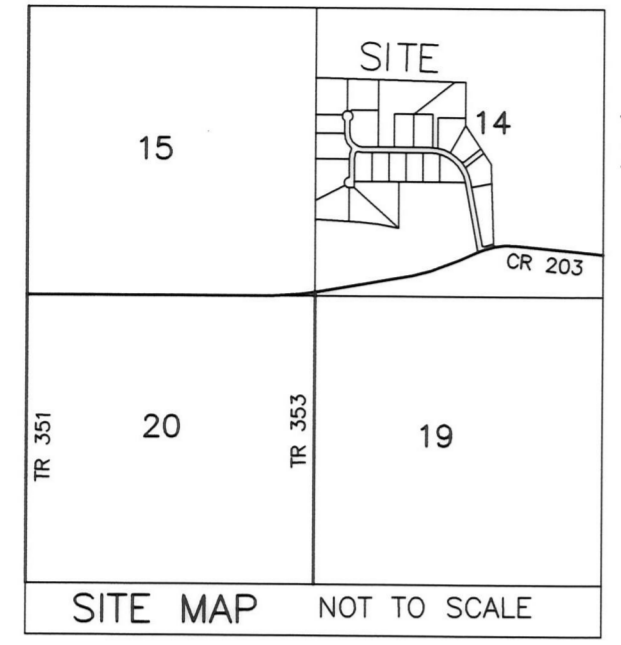
JERRY R. and JERRI L.
ANDERSON
D.V. 272-944

GERALD W. and
DIANE STROME
MAST
D.V. 274-538
O.R. 74-271

SAMUEL J. STOLTZFUS
SANDRA K. STOLTZFUS
O.R. 254-2863

MAYNARD and
MARIE TROYER
O.R. 231-1048

THOMAS C. and
ANGELA D. YODER
O.R. 137-757

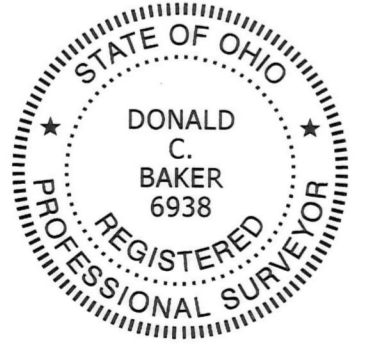


- REFERENCES
- O.R. VOL. 248 PAGE 7428
 - O.R. VOL. 178 PAGE 2144
 - O.R. VOL. 223 PAGE 69
 - PLAT VOL. 15 PAGE 125
 - PLAT VOL. 16 PAGE 171
 - PLAT VOL. 16 PAGE 70
 - PLAT VOL. 17 PAGE 419
 - PLAT VOL. 19 PAGE 1775
 - PLAT VOL. 19 PAGE 322
 - PLAT VOL. 19 PAGE 2498
- BEARINGS FROM
PLAT VOL. 19 PAGE 2498

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATING 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.

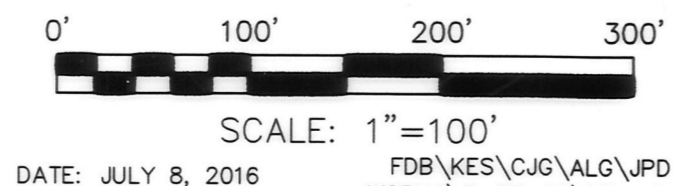
ACREAGE IN LOTS 39.022 ACRES
ACREAGE IN ROAD DEDICATION 3.361 ACRES
TOTAL ACREAGE 42.383 ACRES



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
DATE July 18, 2016

BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027

BERLIN TOWNSHIP
1ST. QTR., LOT 14
T-9 N; R-6 W
HOLMES COUNTY, OHIO



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

LINE	BEARING	DISTANCE
L1	N 08°18'12" W	655.14'
L2	N 87°56'59" W	627.28'
L3	N 02°04'29" E	168.49'
L4	S 31°27'43" W	25.95'
L5	S 02°04'29" W	225.36'
L6	N 87°55'31" W	35.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	79°38'47"	360.00'	500.43'	300.19'	461.10'	N 48°07'36" W
C2	80°01'28"	150.00'	235.68'	150.06'	212.18'	N 42°56'15" W
C3	29°23'14"	145.00'	74.37'	38.02'	73.54'	S 16°46'06" W
C4	63°57'23"	335.00'	373.94'	209.15'	354.83'	S 40°16'54" E
C5	15°41'24"	335.00'	91.74'	46.18'	91.45'	S 80°06'17" E
C6	15°47'25"	175.00'	48.23'	24.27'	48.08'	S 80°03'17" E
C7	84°10'24"	20.00'	29.38'	18.06'	26.81'	N 65°45'14" E
C8	21°35'33"	120.00'	45.22'	22.88'	44.96'	N 12°52'15" E
C9	62°11'06"	60.00'	65.12'	36.18'	61.97'	S 56°49'46" E
C10	100°21'15"	60.00'	105.09'	71.96'	92.16'	S 24°26'24" W
C11	72°32'33"	40.00'	50.64'	29.35'	47.33'	S 38°20'45" W
C12	25°11'26"	170.00'	74.74'	37.98'	74.14'	S 14°40'12" W
C13	72°36'53"	20.00'	25.35'	14.70'	23.68'	S 09°02'32" E
C14	47°25'27"	175.00'	144.85'	76.86'	140.75'	S 21°38'15" E
C15	53°58'05"	25.00'	23.55'	12.73'	22.69'	S 24°54'34" E
C16	51°48'43"	60.00'	54.26'	29.14'	52.43'	S 25°59'15" E
C17	92°09'23"	60.00'	96.51'	62.30'	86.43'	S 45°59'47" W
C18	47°45'03"	60.00'	50.00'	26.56'	48.57'	N 64°03'00" W
C19	96°13'02"	60.00'	100.76'	66.89'	89.33'	N 07°56'03" E
C20	53°58'05"	25.00'	23.55'	12.73'	22.69'	N 29°03'31" E
C21	90°01'28"	125.00'	196.40'	125.05'	176.81'	N 42°56'15" W
C22	03°23'51"	385.00'	22.83'	11.42'	22.83'	N 86°15'04" W
C23	07°30'17"	385.00'	50.43'	25.25'	50.39'	N 80°48'00" W
C24	175°11'31"	385.00'	120.01'	60.49'	119.52'	N 68°07'05" W
C25	19°31'55"	385.00'	131.25'	66.27'	130.61'	N 49°25'21" W
C26	86°19'09"	20.00'	30.13'	18.75'	27.36'	N 82°48'58" W
C27	12°46'23"	385.00'	85.83'	43.09'	85.65'	N 33°16'12" W
C28	80°54'28"	20.00'	28.24'	17.05'	25.95'	N 13°34'14" E
C29	18°34'48"	385.00'	124.85'	62.96'	124.30'	N 17°35'36" W
C30	95°02'58"	20.00'	33.18'	21.85'	29.50'	N 55°49'41" W
C31	29°24'43"	150.00'	77.00'	39.37'	76.16'	N 73°14'38" W

201600100766
B: 2 P: 553
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/02/2016 12:08 PM
PLAT LARGE: 8640
PAGES: 1

NOTE: SIGN IN PERMANENT BLACK INK
CERTIFICATE OF OWNERSHIP AND DEDICATION
We certify that we are the owners of the property
shown and described herein and that we hereby adopt this
plan of subdivision with our free consent and establish the
minimum building restriction lines.
Jerry Anderson 7-22-16
ANDERSON SAFE PROPERTIES, LTD. DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled LEGACY
RIDGE 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 of any lot is dependent on a site specific evaluation
prior to the start of any construction.
Michelle Wood 7-22-16
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.
Michelle Wood 7/19/16
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.
Raymond 8/1/16
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
Michael 7/19/16
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 presented in the minutes of the Holmes County
Planning Commission and that it has been approved for
recording in the office of the County Recorder.
Michael 7/25/16
Holmes County Planning Commission DATE

TRANSFER NOT NECESSARY
DATE August 2, 2016
AUDITOR Jackie McVey