

# BEAVER HOLLOW SUBDIVISION (FINAL)

REFERENCES  
 DEED VOL. 191 PAGE 34  
 O.R. VOL. 102 PAGE 594  
 O.R. VOL. 227 PAGE 2570  
 PLAT VOL. 5 PAGE 166  
 PLAT VOL. 12 PAGE 211  
 PLAT VOL. 16 PAGE 174  
 PLAT VOL. 19 PAGE 1876  
 BEARINGS FROM PLAT VOL. 5 PAGE 166

AGENT:  
 JONATHAN TROYER  
 4503 T.R. 367  
 MILLERSBURG, OH 44654  
 PHONE: 330-231-5113

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
 NO FURTHER SPLITS WILL BE PERMITTED  
 WITHOUT REPLATTING SAID LOT.  
 NOTE: BUILDING SETBACK LINES ARE 15'  
 OFF SIDE AND REAR LINES AND  
 30' OFF ROAD RIGHT OF WAY

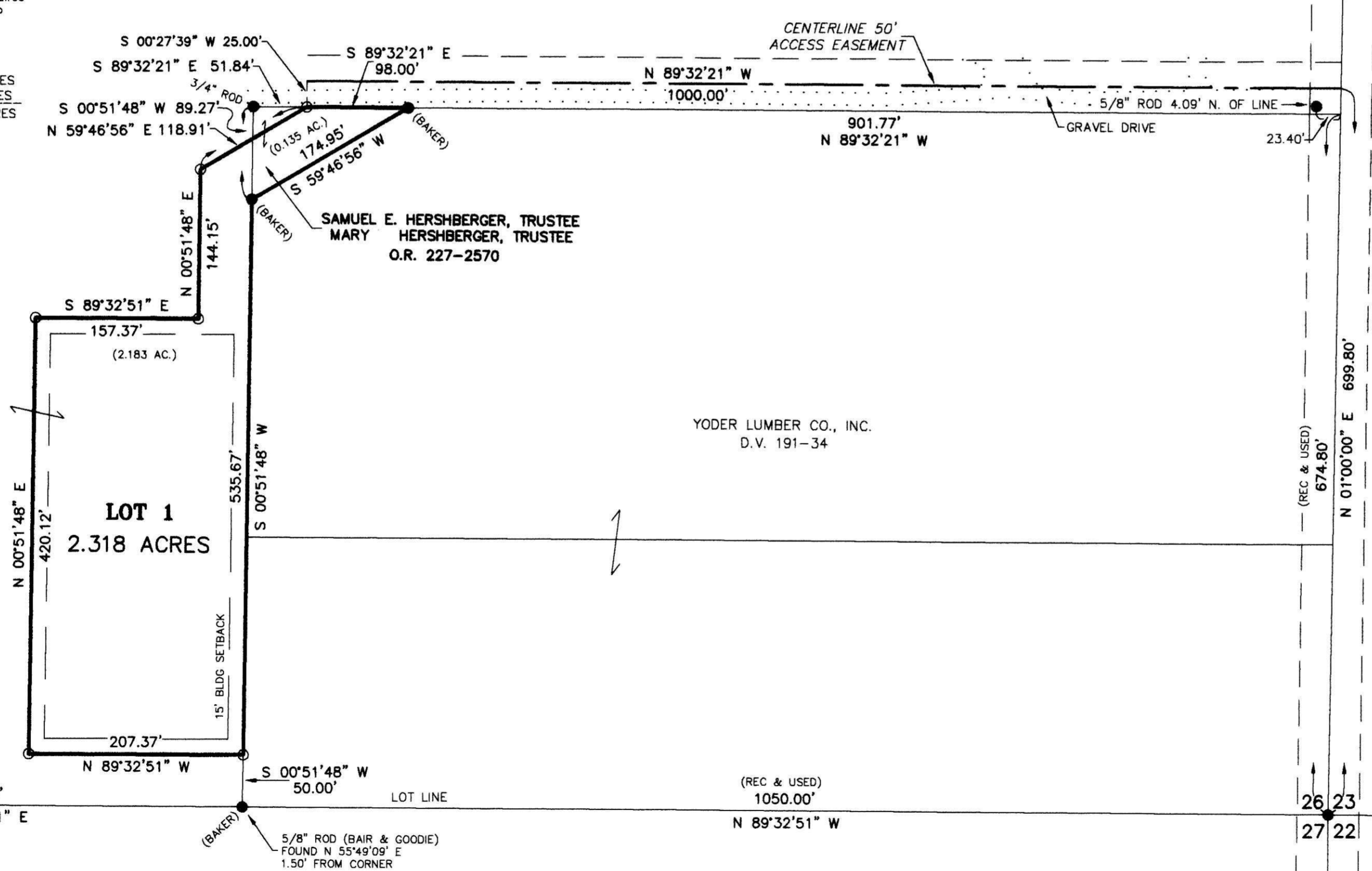
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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 LOT 2.318 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 2.318 ACRES

SAMUEL E. HERSHBERGER, TRUSTEE  
 MARY K. HERSHBERGER, TRUSTEE  
 O.R. 102-594

SAMUEL E. HERSHBERGER, TRUSTEE  
 MARY K. HERSHBERGER, TRUSTEE  
 O.R. 227-2570

YODER LUMBER CO., INC.  
 D.V. 191-34



39 26  
 38 27  
 6"X14" STONE WITH "T"  
 1701.63'  
 S 89°32'51" E

3/4" ID PIPE  
 S 88°49'44" E  
 24.42'

T.R. 367 R/W UNKNOWN  
 LOT LINE  
 611.92'  
 S 01°00'00" W

(REC & USED)  
 674.80'  
 N 01°00'00" E 699.80'

26 23  
 27 22

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 plat of subdivision with our free consent and establish the minimum building restriction lines.  
 Samuel E. Hershberger 8-17-2011  
 MARY K. HERSHBERGER DATE  
 Mary K. Hershberger 8-17-2011  
 MARY K. HERSHBERGER DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, a 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
 Samuel E. Hershberger 8-17-2011  
 MARY K. HERSHBERGER DATE  
 Mary K. Hershberger 8-17-2011  
 MARY K. HERSHBERGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled BEAVER HOLLOW 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.  
 D. McAdams 8/17/11  
 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.  
 Eric Christner 8/17/11  
 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.  
 Joe Miller 8-22-11  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.  
 Christopher R. Young, P.E.P.S. 8/17/11  
 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.  
 Ann O'Rourke 8/17/11  
 Holmes County Planning Commission DATE

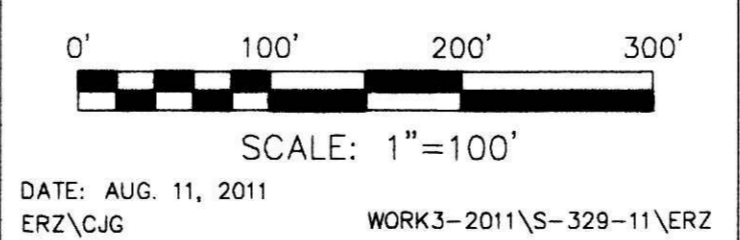
CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.  
 E. R. Zaugg 8/17, 2011  
 Eric R. Zaugg, P.S. #309 DATE

20110072803  
 Filed for Record in  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 08-25-2011 at 08:00 AM  
 LAT MED 43.20  
 OR Book 19 Page 1824 - 1824

20110072803  
 JONATHAN TROYER  
 BRENDA TROYER  
 4503 T.R. 367  
 MILLERSBURG OH 44654

DONALD C. BAKER SURVEYING  
 138 N. CLAY STREET  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 FAX 330-674-8027

BERLIN TOWNSHIP  
 3RD. QTR., LOT 26  
 T-9 N; R-5 W  
 HOLMES COUNTY, OHIO



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

TRANSFER NOT NECESSARY  
 DATE 8-24-11  
 AUDITOR Jackie Miller

