

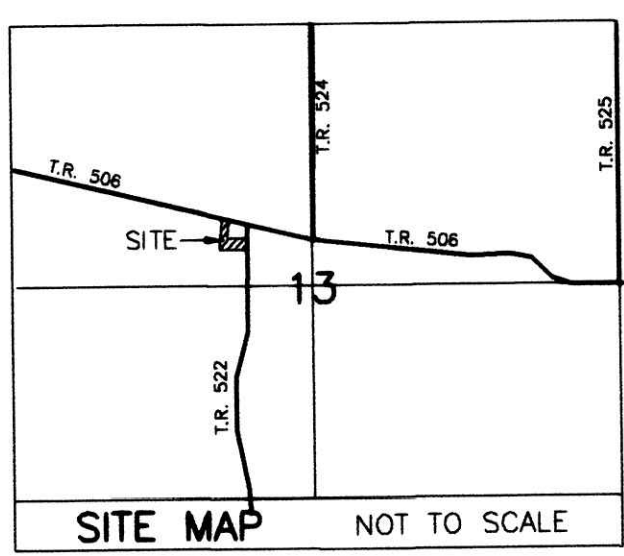
201200076654  
 Filed for Record in  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 04-17-2012 At 01:44 PM  
 PLAT REG 43.20  
 DR Book 19 Page 2055 - 2055

201200076654  
 FRENCH RIDGE  
 TITLE  
 MILLERSBURG OH

# VICTORY ESTATES (P.19-724) REPLAT OF LOTS 3 & 5 (FINAL)

AGENT:  
 JEFF & LORI SNIVELY  
 6825 T.R. 522  
 MILLERSBURG, OH 44654  
 PHONE: 330-473-7820

NOTE: THE EXISTING 50' ACCESS EASEMENT IS TO CREATE ACCESS FOR LOTS 1, 2 & 7 (FKA PART OF LOT 3) IN THE SAFEST LOCATION AND TO KEEP DRIVE ACCESS ON TWP. RD. 506 TO A MINIMUM.



REFERENCES  
 O.R. VOL. 189 PAGE 3255  
 O.R. VOL. 190 PAGE 3000  
 O.R. VOL. 192 PAGE 1710  
 BEARINGS FROM PLAT VOL. 19 PAGE 724

THESE LOTS ARE FOR RESIDENTIAL 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

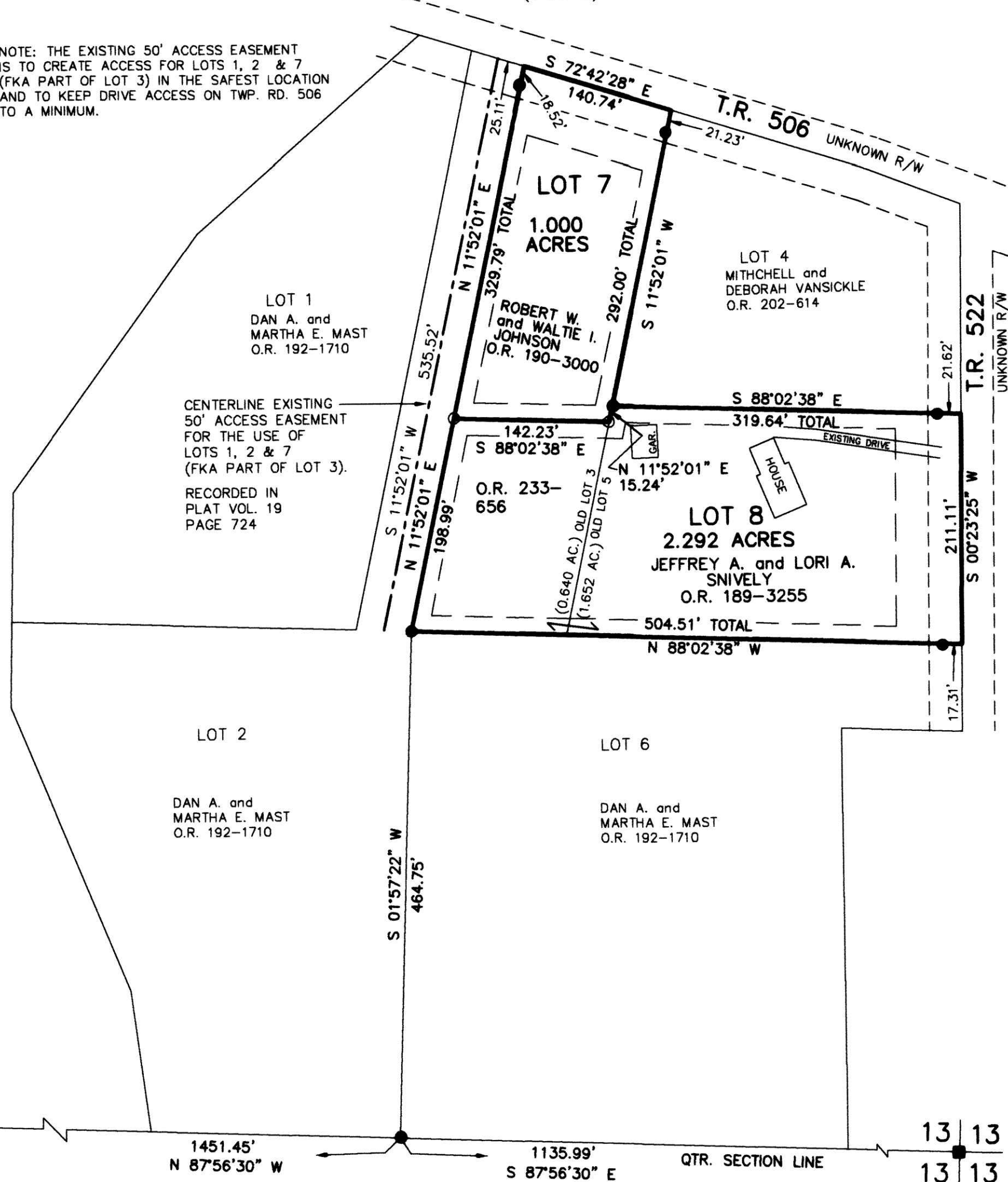
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

ACREAGE IN LOT	3.292 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	3.292 ACRES

### MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1, 2 & 7 (FKA PART OF LOT 3) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING 50' ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL OWNERS ENTITLED TO USE SAID EASEMENT AND SO CHOOSES TO USE SAID EASEMENT.

RECORDED IN PLAT VOL. 19 PAGE 724



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.

JEFF SNIVELY	4/9/12
LORI SNIVELY	4/9/12
ROBERT W. JOHNSON	4-9-12
WALTIE I. JOHNSON	4/9/12

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled VICTORY ESTATES REPLAT OF LOTS 3 & 5 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.

Health Commissioner: *Scott McFadden* 4/10/12

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 on shown hereon.

Holmes Soil and Water Conservation District: *Michelle Wood* 4/9/12

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: *Robert J. ...* 4/16/12

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.

County Engineer: *Christopher R. Young, P.E.P.S.* 4/9/12

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.

Holmes County Planning Commission: *Donald C. Baker* 4/11/12

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 4-5-2012

TRANSFER NOT NECESSARY  
 DATE 4-17-12  
 AUDITOR Jackie Mckel



<p>DONALD C. BAKER SURVEYING                  138 N. CLAY STREET                  MILLERSBURG, OHIO 44654                  PH. 330-674-4788                  FAX 330-674-6027</p>	<p>RIPLEY TOWNSHIP                  N.W. QTR. SECTION 13                  T-17 N; R-14 W                  HOLMES COUNTY, OHIO</p>	<p>SCALE: 1"=100'</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 6938"</li> </ul>