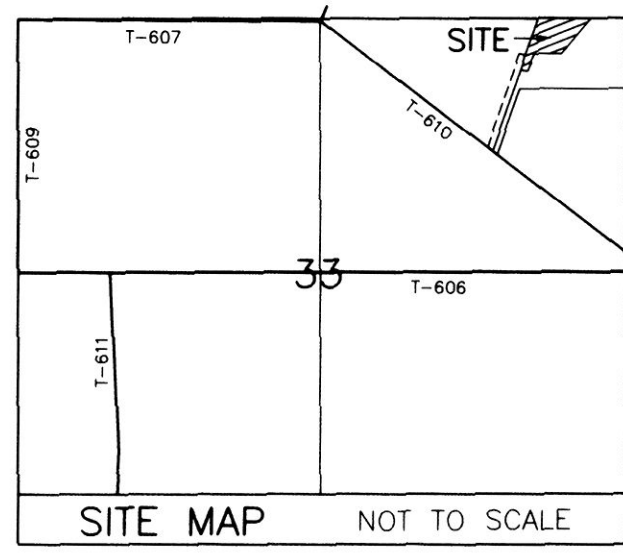


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 8:19:41.2645  
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 11:50:00.0000  
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 11:50:00.0000



OWNER:  
 ANDY TROYER  
 8689 T.R. 609  
 FREDERICKSBURG, OH 44627  
 PHONE: 330-695-2035

# YODER-HERSHBERGER SUBDIVISION

(FINAL)

DAN D. HERSHBERGER JR.  
 MARIANN L. HERSHBERGER  
 O.R. 250-3061

**LOT 1**  
 4.552 ACRES

ANDY A. TROYER  
 MARY A. TROYER  
 O.R. 246-3749

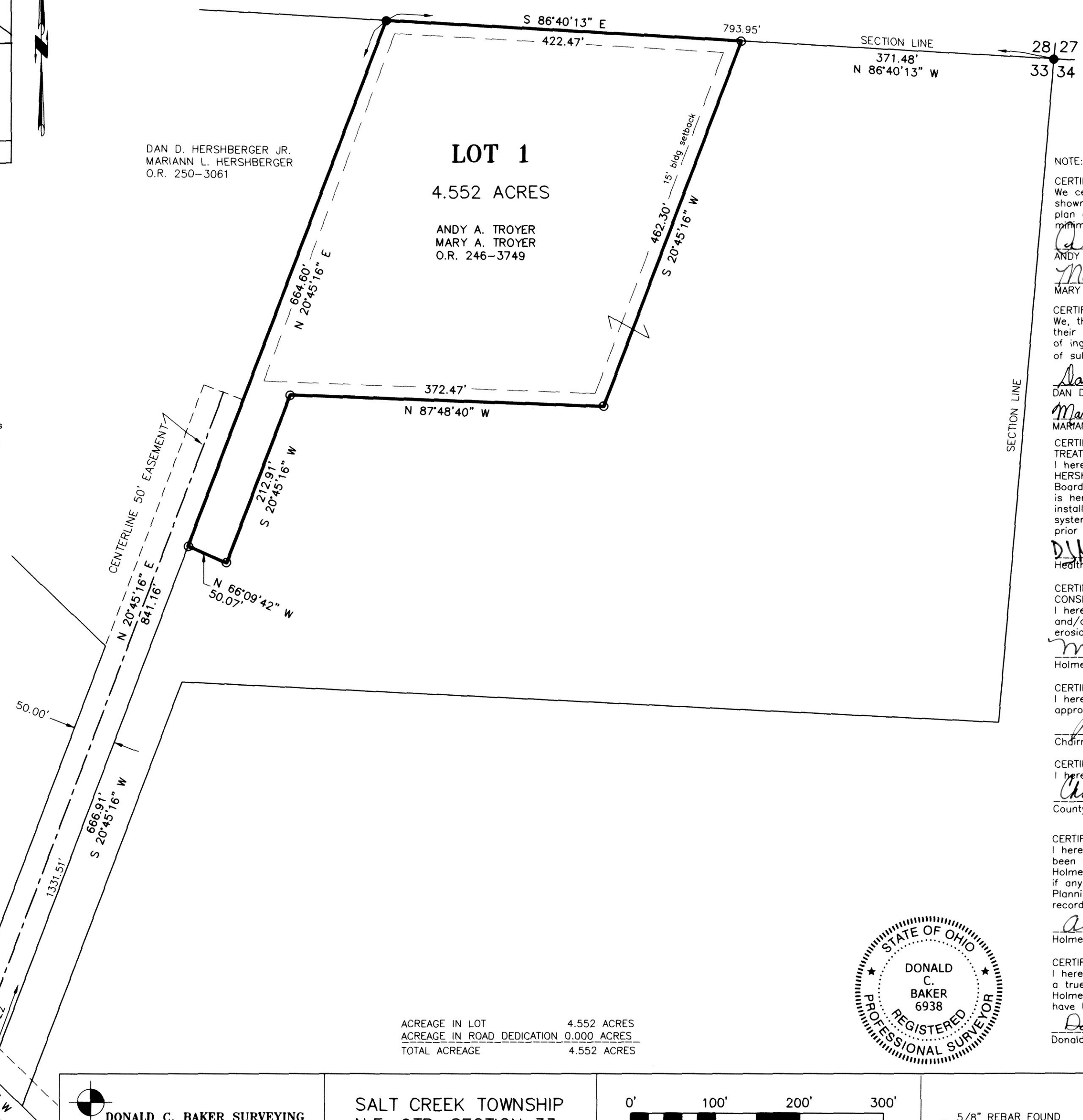
REFERENCES  
 O.R. VOL. 246 PAGE 4326  
 O.R. VOL. 246 PAGE 3749  
 O.R. VOL. 246 PAGE 3805  
 PLAT VOL. 19 PAGE 2330  
 BEARINGS FROM PLAT VOL. 19 PAGE 2330

THIS LOT IS 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.

ATLEE R. MAST  
 EDNA D. MAST  
 O.R. 246-3911



ACREAGE IN LOT 4.552 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 4.552 ACRES

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.  
*Andy A. Troyer* 1-12-15  
 ANDY A. TROYER DATE  
*Mary A. Troyer* 1-12-15  
 MARY A. TROYER 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.  
*Dan D. Hershberger* 12-23-14  
 DAN D. HERSHBERGER DATE  
*Mariann L. Hershberger* 12-23-14  
 MARIANN L. HERSHBERGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled YODER-HERSHBERGER 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.  
*D. McFadden* 12/1/14  
 Health Commissioner DATE

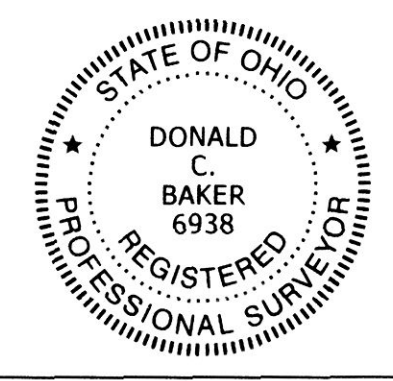
CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT  
 I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.  
*Michelle Wood* 12/1/14  
 Holmes Soil and Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.  
*Robert Hill*  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
 I hereby certify that I have approved the plat shown hereon.  
*Christopher K. Young, P.E., P.S.* 12/1/14  
 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.  
*Andrei* 1/13/15  
 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.  
*Donald C. Baker* Nov. 26, 2014  
 Donald C. Baker P.S. 6938 DATE



<p><b>DONALD C. BAKER SURVEYING</b>          138 N. CLAY STREET          MILLERSBURG, OHIO 44654          PH. 330-674-4788          FAX 330-674-6027</p>	<p>SALT CREEK TOWNSHIP          N.E. QTR. SECTION 33          T-15 N; R-12 W          HOLMES COUNTY, OHIO</p>	<p>SCALE: 1"=100'</p> <p>DATE: OCTOBER 14, 2014          WORK4\S-506-14\DB-MD FDB\KES</p>	<ul style="list-style-type: none"> <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>
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TRANSFER NOT NECESSARY  
 DATE 1-26-15  
 AUDITOR [Signature]

