

VALLEYSIDE ACRES SUBDIVISION

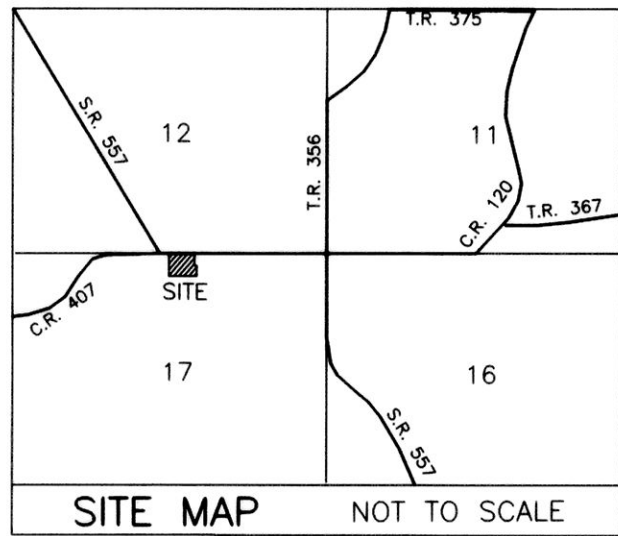
(P.19-922)

REPLAT OF LOT 1 AND ADDITIONAL LANDS

(FINAL)

201500094565
 8:19 P: 2764
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ARITA HALL, COUNTY RECORDER
 07/09/2015 10:04 AM
 PLAT MED. 44.20
 PAGES: 1

TRANSFER NOT NECESSARY
 DATE 7-9-15
 AUDITOR Jackie McKee



AGENT:
 JOSEPH TROYER
 5272 S.R. 557
 MILLERSBURG, OHIO 44654
 PHONE: 330-674-1272

- REFERENCES**
- O.R. VOL. 72 PAGE 884
 - O.R. VOL. 194 PAGE 1526
 - O.R. VOL. 238 PAGE 1773
 - PLAT VOL. 4 PAGE 165
 - PLAT VOL. 10 PAGE 313
 - PLAT VOL. 19 PAGE 922
 - PLAT VOL. 19 PAGE 2143
 - BEARINGS FROM
 PLAT VOL. 19 PAGE 2143

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 line.

Joseph Jay Troyer 2-23-15
 JOSEPH JAY TROYER DATE

Ada Marie Troyer 2-23-15
 ADA M. TROYER DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 2 and John J. and Dorothy Troyer their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

John J. Troyer 2-23-15
 JOHN J. TROYER CO-TRUSTEE DATE

Dorothy Troyer 2-23-15
 DOROTHY TROYER CO-TRUSTEE DATE

Joseph Jay Troyer 2-23-15
 JOSEPH JAY TROYER DATE

Ada Marie Troyer 2-23-15
 ADA M. TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled VALLEYSIDE ACRES SUBDIVISION, REPLAT OF LOT 1 AND ADDITIONAL LANDS 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.

[Signature] 3/5/15
 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.

[Signature] 3/5/15
 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.

[Signature] 3/5/15
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

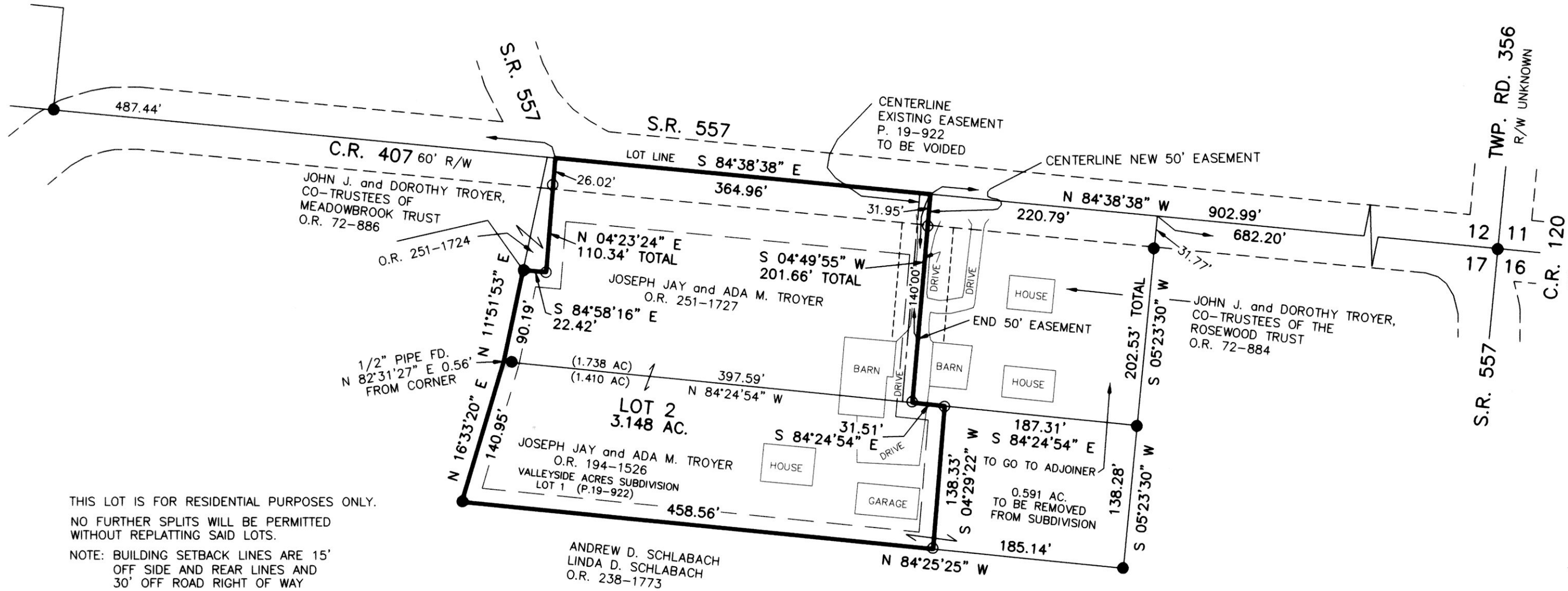
I hereby certify that I have approved the plat shown hereon.

Christopher R. Jung, P.E., P.S. 3/5/15
 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.

[Signature] 4/23/15
 Holmes County Planning Commission DATE



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.

ACREAGE IN LOT 3.148 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 3.148 ACRES

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

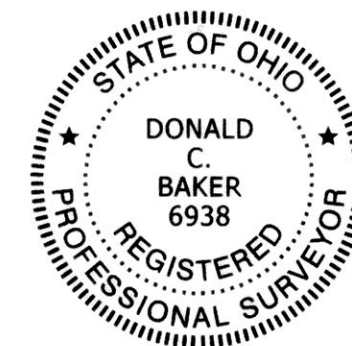
BERLIN TOWNSHIP
 4TH. QTR., LOT 17
 T-9 N; R-6 W
 HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: JAN. 9, 2015 CG\JPD WORK4\S-496-14

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



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 1-13-2015
 Donald C. Baker P.S. 6936 DATE