

VICTORIA ESTATES II (P.V. 17-217) REPLAT OF LOT 4 AND ADDITIONAL LANDS

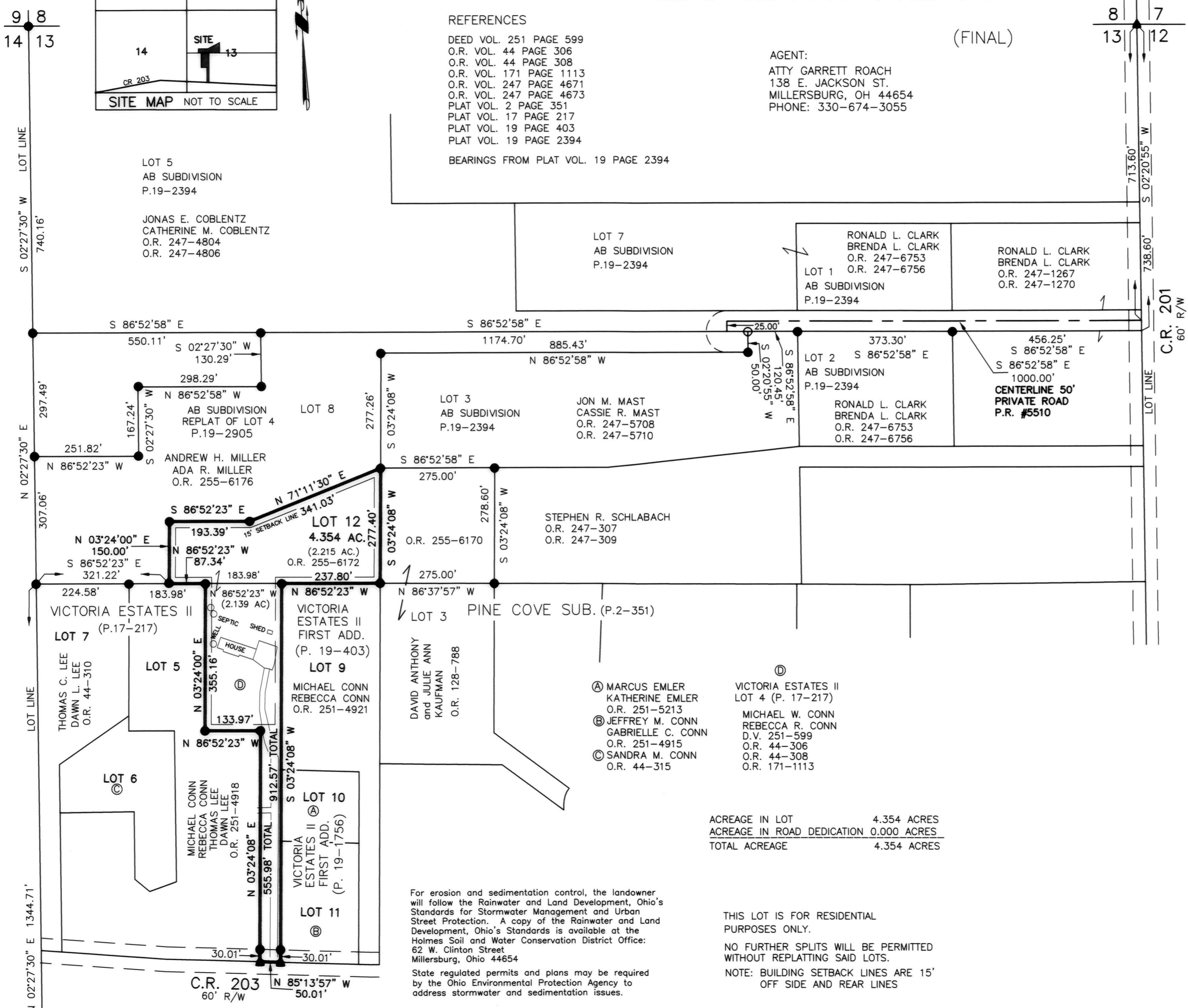
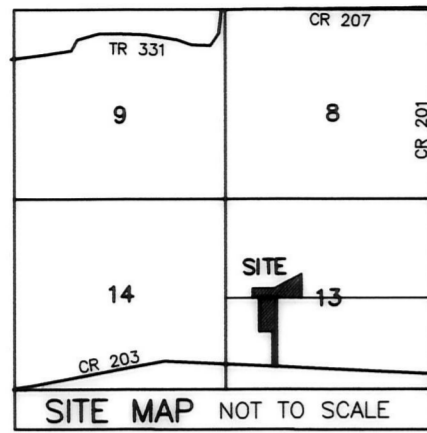
(FINAL)

201700104032
B: 19 P: 3165
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
02/28/2017 11:59 AM
PLAT MED. 43.20
PAGES: 1

REFERENCES

DEED VOL. 251 PAGE 599
O.R. VOL. 44 PAGE 306
O.R. VOL. 44 PAGE 308
O.R. VOL. 171 PAGE 1113
O.R. VOL. 247 PAGE 4671
O.R. VOL. 247 PAGE 4673
PLAT VOL. 2 PAGE 351
PLAT VOL. 17 PAGE 217
PLAT VOL. 19 PAGE 403
PLAT VOL. 19 PAGE 2394
BEARINGS FROM PLAT VOL. 19 PAGE 2394

AGENT:
ATTY GARRETT ROACH
138 E. JACKSON ST.
MILLERSBURG, OH 44654
PHONE: 330-674-3055



ACREAGE IN LOT 4.354 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 4.354 ACRES

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: 52 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.

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

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.

Michael W. Conn 2-13-17
MICHAEL W. CONN DATE
Rebecca R. Conn 2-13-17
REBECCA R. CONN DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled VICTORIA ESTATES II, REPLAT OF LOT 4 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.

Michael Derr MBA 2/13/2017
Health Commissioner DATE

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER

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 2-13-17
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 2-23-17
Chairman, County Commissioners DATE

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

Christopher R. Young, P.E., P.S. 2/13/17
County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

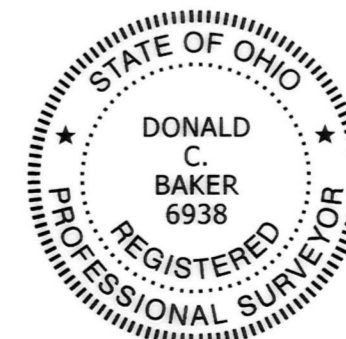
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as noted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Andrew C. O'Connell 2/13/17
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.

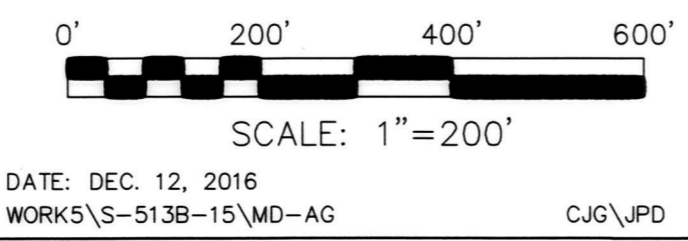
Donald C. Baker Jan 18, 2017
Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY
DATE February 28, 2017
AUDITOR *Jackie McKeon*

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

BERLIN TOWNSHIP
1ST. QTR., LOT 13
T-9 N; R-6 W
HOLMES COUNTY, OHIO



- ▲ 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"

9 8
14 13
LOT LINE
S 02°27'30" W 740.16'
N 02°27'30" E 307.06'
LOT LINE
N 02°27'30" E 1344.71'
14 13
19 18