

AGENT:
CRIST TROYER
6564 T.R. 362
MILLERSBURG, OH 44654
PHONE: 330-893-0284

TROY ACRES SUBDIVISION REPLAT NO. 1

REPLAT OF
TROY ACRES SUBDIVISION (P.19-514) LOT 1
AND ADDITIONAL LANDS
(FINAL)

201700106436
B: 19 P: 3268
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/08/2017 10:17 AM
PLAT MED .43.20
PAGES: 1
ORV 261 Pgs 561,
563+
565

REFERENCES
DEED VOL. 212 PAGE 226
O.R. VOL. 61 PAGE 734
O.R. VOL. 184 PAGE 1756
PLAT VOL. 17 PAGE 465
PLAT VOL. 19 PAGE 514
BEARINGS FROM PLAT VOL. 19 PAGE 514

MASTER PLAT:

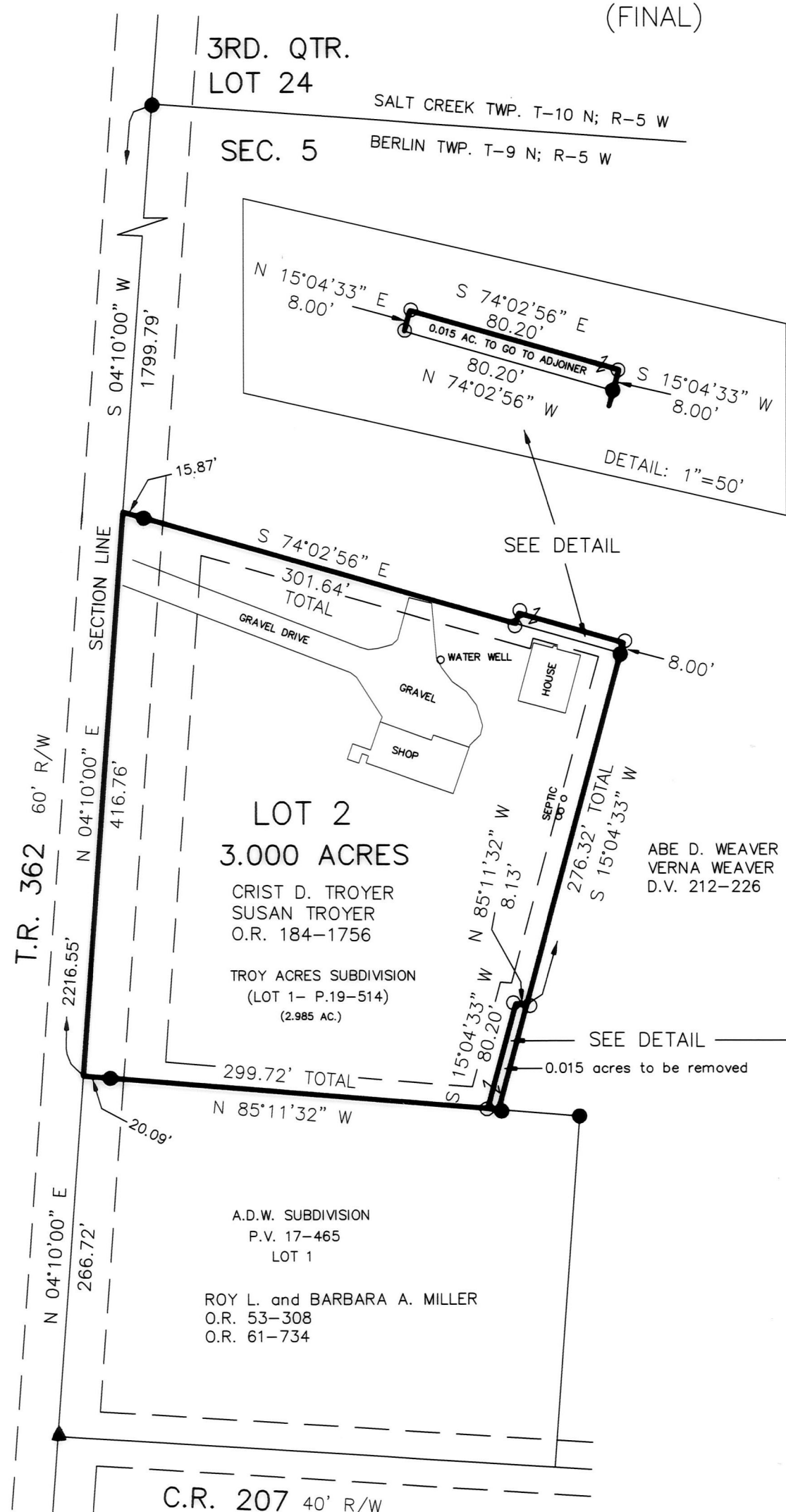
THE PURPOSE OF THIS SURVEY

- ACTION 1) ANNEX 0.015 ACRES FROM ABE D. WEAVER AND VERNA WEAVER AND CONVEY IT TO CRIST D. TROYER AND SUSAN TROYER
- ACTION 2) VACATE 0.015 ACRES OF LOT 1 (AS SHOWN HEREON) OF TROY ACRES SUBDIVISION AND CONVEY IT TO ABE D. WEAVER AND VERNA WEAVER
- ACTION 3) CONSOLIDATE ALL OF CRIST D. TROYER AND SUSAN TROYER'S PARCELS INTO A NEW 3.000 ACRE LOT 2 IN TROY ACRES SUBDIVISION REPLAT NO. 1

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 3.000 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.000 ACRES



VACATION PLAT OF A PART OF LOT 1 OF TROY ACRES SUBDIVISION (P. 19-514)
DETAIL: 1"=25'

0.015 ACRES
TO BE VACATED FROM SUBDIVISION AND TO GO TO ADJOINER

We, the undersigned certify that we are the owners of Lot 1 in TROY ACRES SUBDIVISION and hereby vacate a part (as shown hereon) of Lot 1 in TROY ACRES SUBDIVISION as recorded in Plat vol. 19 page 514.

Crist D Troyer 7-7-17
CRIST D. TROYER DATE

Susan Troyer 7-7-17
SUSAN TROYER DATE

I hereby accept the vacation of a part of Lot 1 (as shown hereon) in TROY ACRES SUBDIVISION as recorded in Plat vol. 19 page 514.

Arnold Oliver 7/7/17
Arnold Oliver DATE
Holmes County Planning Commission

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.

Crist D Troyer 7-7-17
CRIST D. TROYER DATE

Susan Troyer 7-7-17
SUSAN TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled TROY ACRES SUBDIVISION REPLAT NO. 1 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.

Michael Dyer WBA 6/29/17
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 6/29/17
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.

Chairman, County Commissioners DATE

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

Arnold Oliver, P.E., P.S. 7/6/17
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 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.

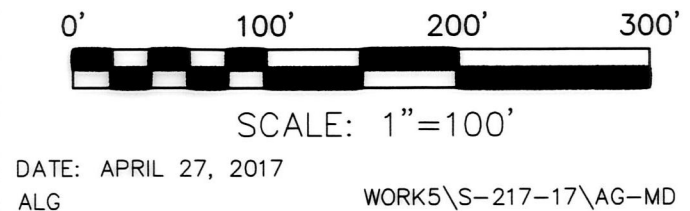
Aaron L. Gerber 7/7/17
Holmes County Planning Commission DATE

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.

Aaron L. Gerber 6-23-17
Aaron L. Gerber, P.S. 8379 DATE

BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027
EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP
N.W. QTR. SECTION 5
T-9 N; R-5 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"

TRANSFER NOT NECESSARY
DATE Aug 8, 2017
AUDITOR Jackie McKeon PT

