

TROY RIDGE DET SUBDIVISION (FINAL)

AGENT:
NORMAN TROYER
3998 C.R. 168
MILLERSBURG, OH 44654
PHONE: 330-473-7727

REFERENCES

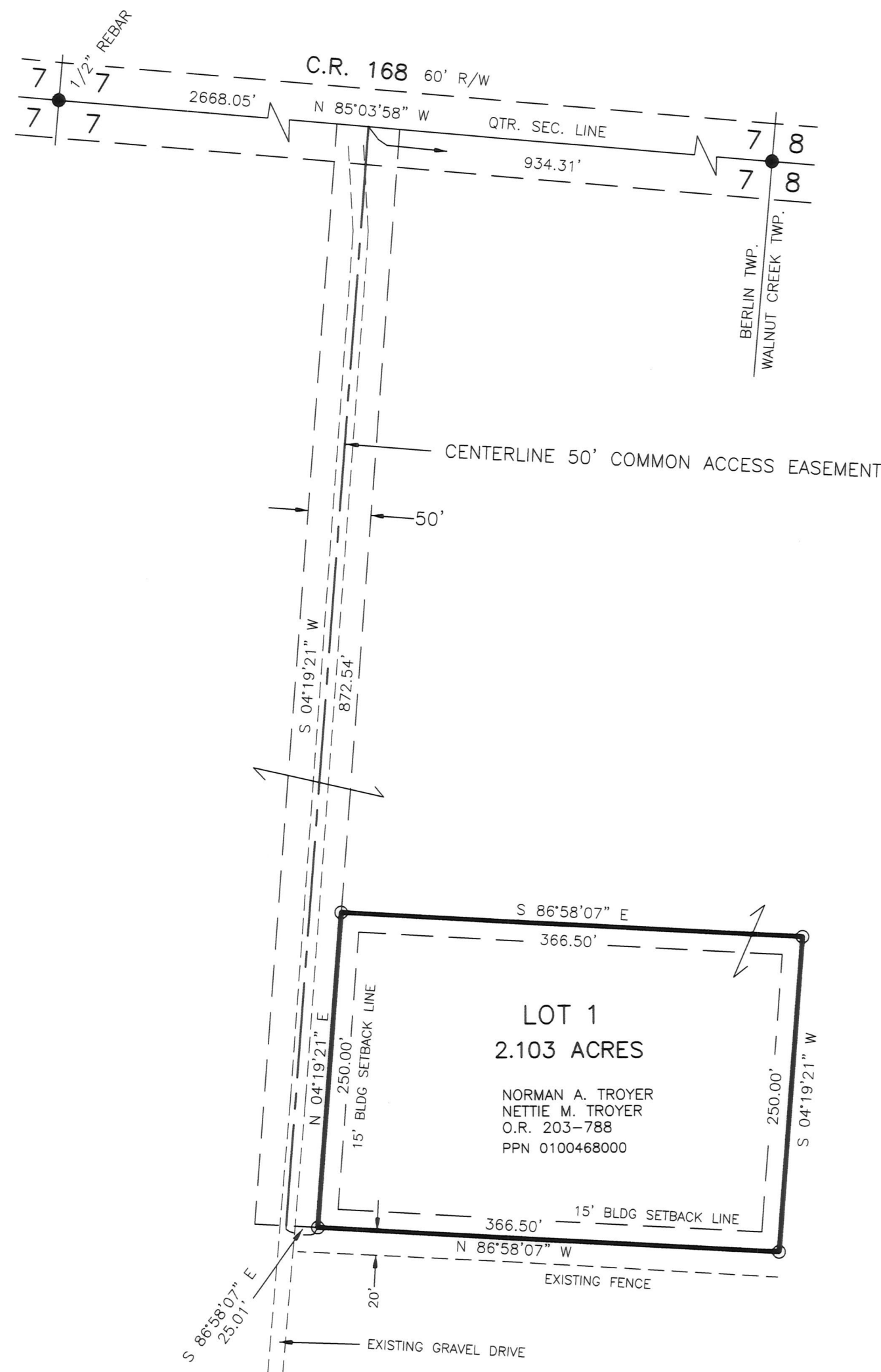
- O.R. VOL. 203 PAGE 788
- O.R. VOL. 251 PAGE 1
- O.R. VOL. 251 PAGE 5966
- O.R. VOL. 210 PAGE 2463
- PLAT VOL. 19 PAGE 1515
- PLAT VOL. 19 PAGE 1334
- PLAT VOL. 19 PAGE 2677
- BEARINGS FROM PLAT VOL. 19 PAGE 1515

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 2.103 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.103 ACRES



201800111531
B: 19 P: 3508
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
07/13/2018 11:31 AM
PLAT MED. 43.20
PAGES: 1

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.

Norman A. Troyer 6-27-18
NORMAN A. TROYER DATE
Nettie M. Troyer 6-27-18
NETTIE M. TROYER DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT

We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Norman A. Troyer 6-27-18
NORMAN A. TROYER DATE
Nettie M. Troyer 6-27-18
NETTIE M. TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled TROY RIDGE DET 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael Dur NBA / P.S. 7/2/2018
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.

Joe Christner 6/27/18
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 P. Smith 7/9/18
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Robert P. Smith 6/27/18
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.

an an 7/2/18
Holmes County Planning Commission DATE

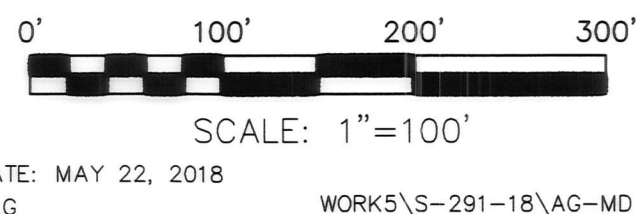
CERTIFICATE OF ACCURACY

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.

A-L Gerber 6-19-18
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
S.E. QTR. SECTION 7
T-9 N; R-5 W
HOLMES COUNTY, OHIO



- 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 7-13-18
AUDITOR *Judith Moore*