

LEGACY RIDGE SUBDIVISION REPLAT No. 1

REPLAT OF LEGACY RIDGE SUBDIVISION (P. 2-553)

LOTS 1, 2, 23 & 24

201800112176
 B: 19 P: 3547
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 08/23/2018 10:08 AM
 PLAT MED. -43.20
 PAGES: 1

TRANSFER NOT NECESSARY
 DATE Aug. 23, 2018
 AUDITOR Jacobi Mckea

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.
Jerry Anderson 1-30-18
 ANDERSON SAFE PROPERTIES, LTD. DATE
 JERRY ANDERSON, OWNER
Robert Z. Hull 8-20-18
 DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled LEGACY RIDGE 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.
Michelle L. 8-14-18
 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.
Samuel... 7/30/18
 Holmes Soil and Water Conservation District DATE

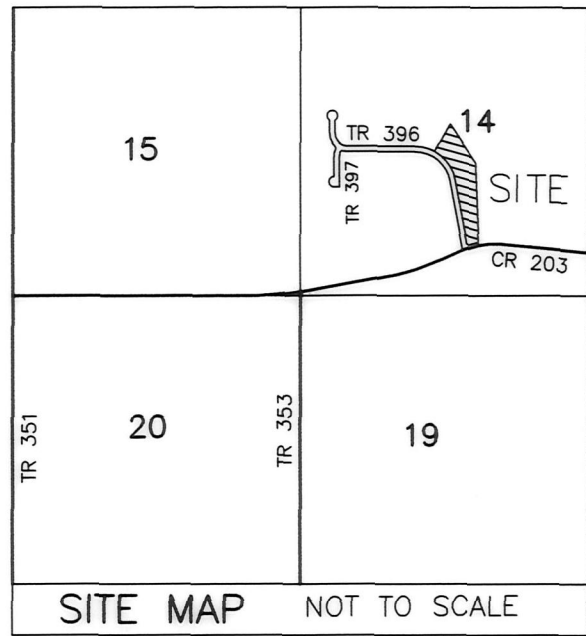
CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
Robert Z. Hull 8/20/18
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
Madison... 7/30/18
 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.
Ann... 8/15/18
 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.
Donald C. Baker 7/26/2018
 Donald C. Baker P.S. 6938 DATE



AGENT:
 JERRY ANDERSON
 5949 C.R. 203
 MILLERSBURG, OH 44654
 PHONE: 330-231-4567

- REFERENCES
- O.R. VOL. 248 PAGE 7428
 - O.R. VOL. 178 PAGE 2144
 - O.R. VOL. 223 PAGE 69
 - O.R. VOL. 249 PAGE 2137
 - PLAT VOL. 19 PAGE 1775
 - PLAT VOL. 19 PAGE 322
 - PLAT VOL. 19 PAGE 2498
 - PLAT VOL. 2 PAGE 553
 - BEARINGS FROM
 PLAT VOL. 2 PAGE 553

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	07°03'32"	385.00'	47.43'	23.75'	47.40'	N 11°49'59" W
C2	21°30'23"	385.00'	144.51'	73.12'	143.66'	N 26°06'56" W
C3	22°19'11"	385.00'	149.98'	75.95'	149.03'	N 48°01'43" W
C4	95°02'58"	20.00'	33.18'	21.85'	29.50'	N 55°49'41" W

ACREAGE IN LOTS 4.526 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 4.526 ACRES

THESE LOTS ARE 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.

ANDERSON SAFE PROPERTIES, LTD.
 O.R. 172-2370

PAUL HOCHSTETLER
 ALLOT. No. 3
 LOT 1 (P. 17-419)
 JEFF L. and DAWN R.
 YODER
 O.R. 50-434

PAUL H. HOCHSTETLER
 ADA J. HOCHSTETLER
 ALVIN P. HOCHSTETLER
 O.R. 249-2137

ANDERSON SAFE PROPERTIES, LTD.
 O.R. 178-2144
 O.R. 223-69

ANDERSON SAFE PROPERTIES, LTD.
 O.R. 178-2144
 O.R. 248-7428

LOT 22

LOT 28
 1.134 AC.
 PPN 0100201060
 (1.132 AC)
 (OLD LOT 23)

LOT 27
 1.000 AC.

DRAINAGE EASEMENT
 (OLD LOT 2)
 PPN 0100201039
 (0.747 AC)

(OLD LOT 2)
 PPN 0100201039
 (0.463 AC)

PPN 0100201038
 (0.537 AC)
 (OLD LOT 1)

LOT 26
 1.000 AC.

LOT 25
 1.392 AC.
 PPN 0100201038
 (OLD LOT 1)

1019
 1514
 LOT LINE S 02°04'29" W
 665.38'

JOHN L. HOCHSTETLER, TRUSTEE
 O.R. 182-3085
 ANNA MAE HOCHSTETLER, TRUSTEE
 O.R. 182-3087

(FINAL)

S 86°39'46" E
 1401.95'

LOT 21

ANDERSON SAFE PROPERTIES, LTD.
 O.R. 178-2144
 O.R. 248-7428

LOT 22

LOT 28
 1.134 AC.
 PPN 0100201060
 (1.132 AC)
 (OLD LOT 23)

LOT 27
 1.000 AC.

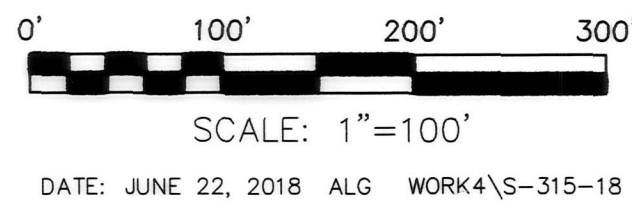
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 (OLD LOT 2)
 PPN 0100201039
 (0.747 AC)

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 (0.537 AC)
 (OLD LOT 1)

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 1.000 AC.

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 1.392 AC.
 PPN 0100201038
 (OLD LOT 1)



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

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

BERLIN TOWNSHIP
 1ST. QTR., LOT 14
 T-9 N; R-6 W
 HOLMES COUNTY, OHIO

DATE: JUNE 22, 2018 ALG WORK4\S-315-18

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

