

ORV 269 page 3951
 ORV 269 page 3953
 ORV 269 page 3955

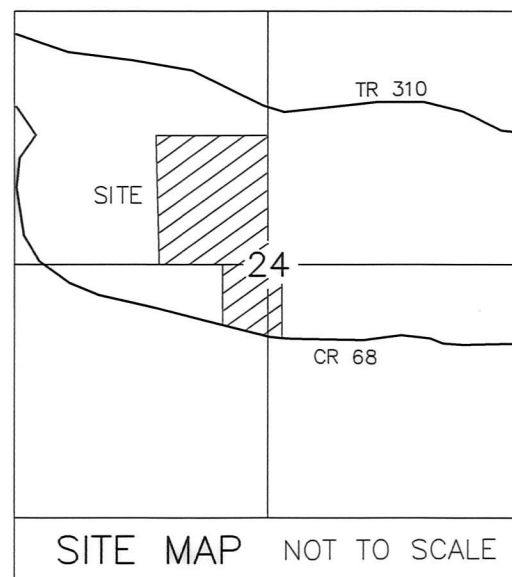
BREEZY ACRES SUBDIVISION REPLAT No. 1

REPLAT OF BREEZY ACRES SUBDIVISION (P. 2-338) LOTS 2 & 4 (FINAL)

TRANSFER NOT NECESSARY

DATE Oct. 9, 2019

AUDITOR Jackie McKee-PT



AGENT:
 JOE RABER
 6851 C.R. 68
 MILLERSBURG, OHIO 44654
 PHONE: 330-231-6905

REFERENCES
 O.R. VOL. 264 PAGE 1210
 O.R. VOL. 253 PAGE 5697
 PLAT VOL. 2 PAGE 338
 PLAT VOL. 19 PAGE 2637
 BEARINGS FROM
 PLAT VOL. 19 PAGE 2637

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.

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

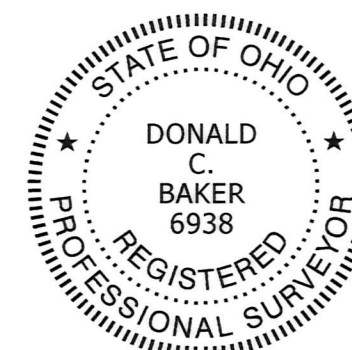
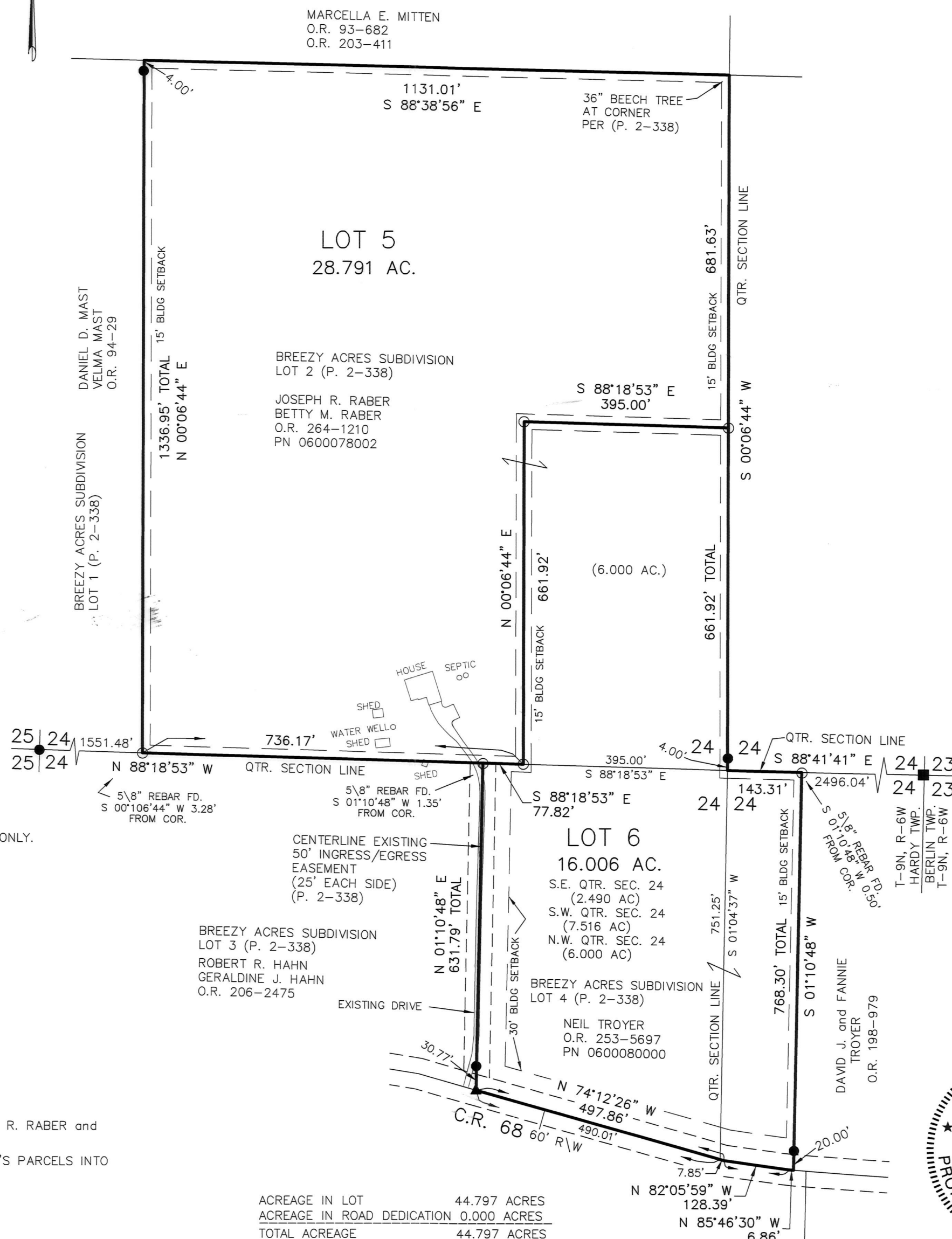
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) ANNEX 6.000 ACRES FROM JOSEPH R. RABER and BETTY M. RABER TO NEIL TROYER
- ACTION 2) CONSOLIDATE ALL OF NEIL TROYER'S PARCELS INTO A NEW 16.006 ACRE LOT 6
- ACTION 3) RECORD LOTS 5 & 6

ACREAGE IN LOT 44.797 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 44.797 ACRES



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.

Joe Raber 8/16/19
 JOSEPH R. RABER DATE
Betty Raber 8-16-19
 BETTY M. RABER DATE
Neil Troyer 8-7-19
 NEIL TROYER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 5, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Joe Raber 8/16/19
 JOSEPH R. RABER DATE
Betty Raber 8-16-19
 BETTY M. RABER DATE
Neil Troyer 8-7-19
 NEIL TROYER DATE
Robert R. Hahn 8-12-19
 ROBERT R. HAHN DATE
Geraldine J. Hahn 8/12/19
 GERALDINE J. HAHN DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled BREEZY 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael Derr 8/22/19
 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.

Karen V. Gatter 8-22-19
 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.

Raymond G. Galt 9/5/19
 Chairman County Commissioners DATE

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

Donald C. Baker 8/20/19
 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.

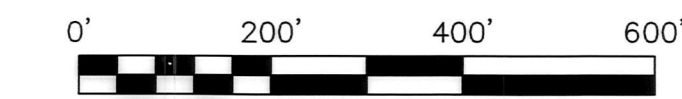
Andrew 8/26/19
 Holmes County Planning Commission DATE

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 7-18-2019
 Donald C. Baker P.S. 6938 DATE

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

HARDY TOWNSHIP
 N.W., S.W. & S.E. QTRS.
 SECTION 24
 T-9 N; R-6 W
 HOLMES COUNTY, OHIO



SCALE: 1"=200'

DATE: JUNE 26, 2019 KES\VD WORK6\S-320-19

- STONE FOUND
- ▲ 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"