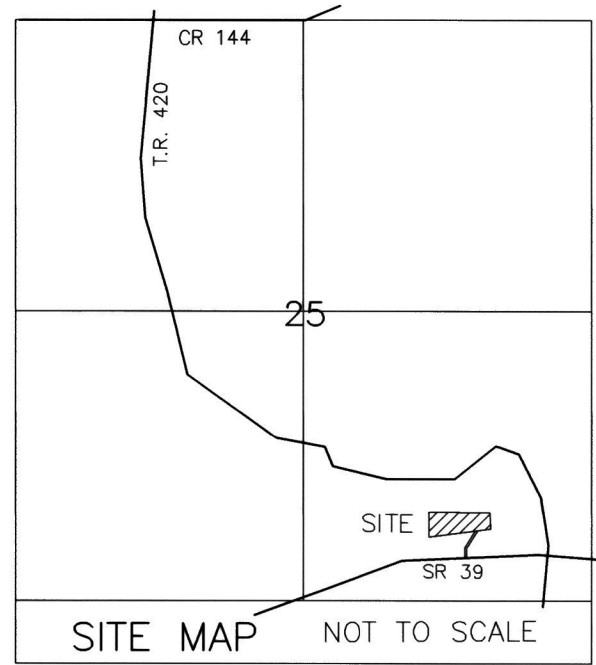


# HARVEST VALLEY SUBDIVISION REPLAT No. 1

## REPLAT OF HARVEST VALLEY SUBDIVISION (P. 19-3575) LOT 1 and ADDITIONAL LANDS (FINAL)

20190005885  
B: 19 P: 3957  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
12/19/2019 10:46 AM  
PLAT MED. 43.20  
PAGES: 1

DRV 270 PGS 2986,2989



AGENT:  
KENNETH HOSTETLER  
HARVEST THRIFT STORE  
P.O. BOX 242  
BERLIN, OHIO 44610  
PHONE: 330-231-4782

### MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 3.403 ACRES FROM HARVEST THRIFT STORE TO ROY E. HERSHBERGER AND LEANNA W. HERSHBERGER
- ACTION 2) CONSOLIDATE ROY E. HERSHBERGER AND LEANNA W. HERSHBERGER'S 2.344 ACRE PARCEL AND THE 3.403 ACRE PARCEL INTO A NEW 5.747 ACRE LOT 2
- ACTION 3) CONVEY NEW LOT 2

### REFERENCES

O.R. VOL. 246 PAGE 5675  
O.R. VOL. 265 PAGE 5920  
PLAT VOL. 2 PAGE 458  
BEARINGS FROM  
PLAT VOL. 2 PAGE 458

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.

*Roy E. Hershberger* 10-23-19  
ROY E. HERSHBERGER DATE  
*Leanna W. Hershberger* 10-23-19  
LEANNA W. HERSHBERGER DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

*Roy E. Hershberger* 10-23-19  
ROY E. HERSHBERGER DATE  
*Leanna W. Hershberger* 10-23-19  
LEANNA W. HERSHBERGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled HARVEST VALLEY 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.

*Msgr. L* 10-23-19  
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.

*[Signature]* 10/23/19  
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.

*[Signature]* 10/28/19  
Chairman, County Commissioners DATE

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

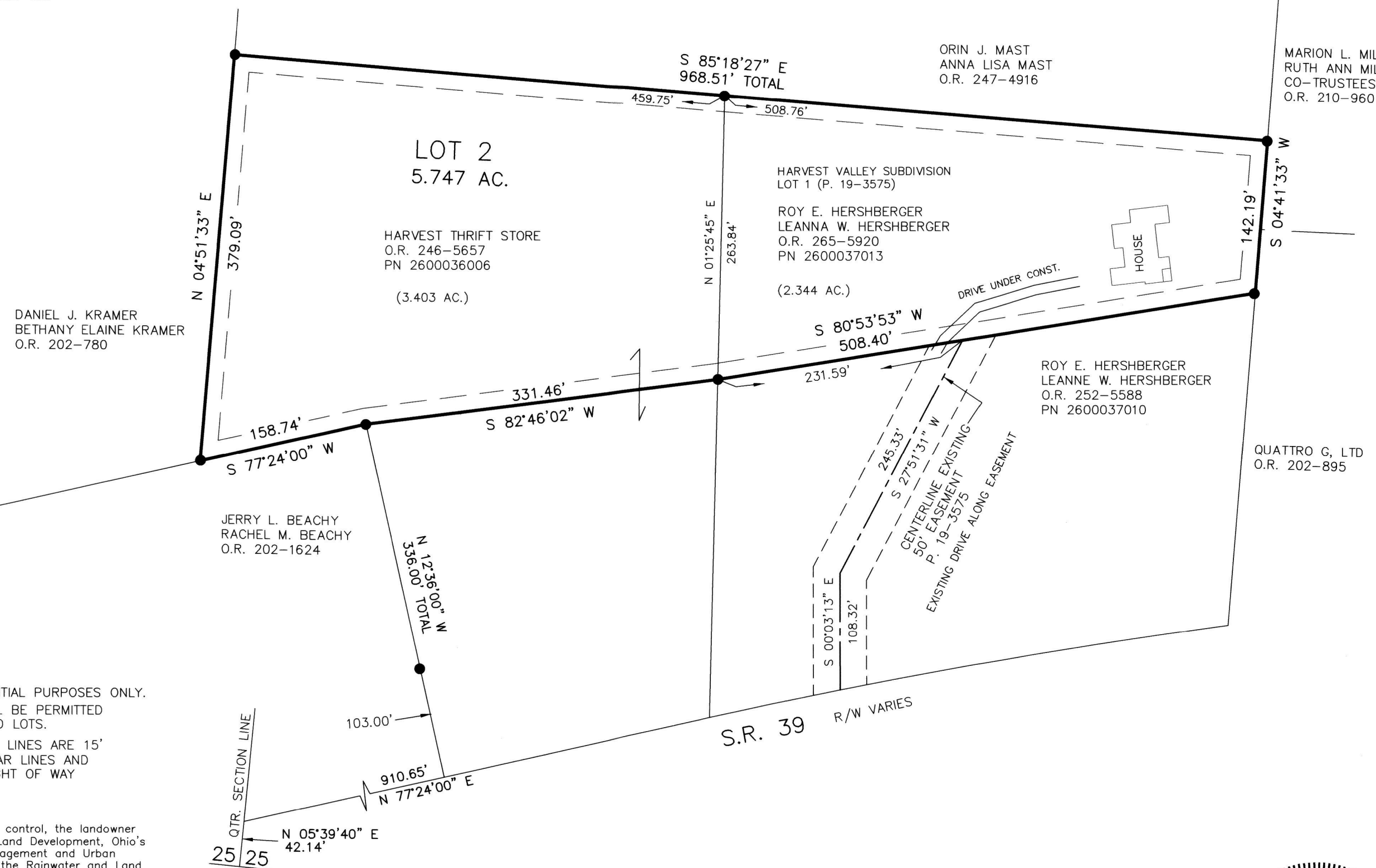
*[Signature]* 10/23/19  
County Engineer DATE

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.

*[Signature]* 10/23/19  
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.

*[Signature]* 9-23-2019  
Donald C. Baker P.S. 6938 DATE



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

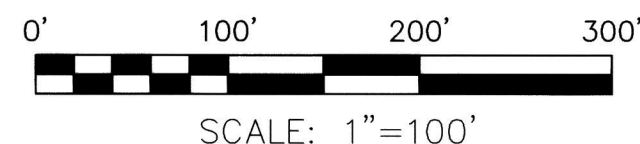
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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 5.747 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 5.747 ACRES

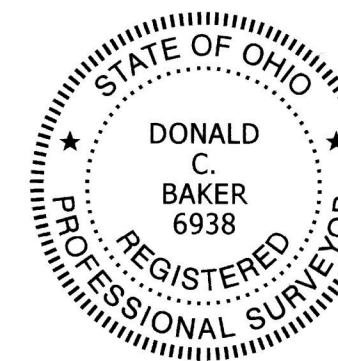
BAKER SURVEYING, LLC  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027

WALNUT CREEK TOWNSHIP  
S.E. QTR. SECTION 25  
T-9 N; R-4 W  
HOLMES COUNTY, OHIO



DATE: JULY 2, 2019 KES\VD WORK6\S-207-19

- ▲ 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 December 19, 2019  
AUDITOR *[Signature]*