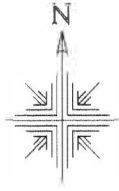


Hardy Township
S.E. Qtr, Sec. 14
T-9 N, R-6 W
Holmes County, Ohio

Agent: Cornel Marza
6790 C.R. 624
Millersburg, OH 44654
Phone: 330-763-3326

REFERENCES:
Deeds as shown

Plat Vol. 13 Page 178
Plat Vol. 02 Page 574



Area in Lots	2.037 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	2.037 Acres

NOTES:

- (1) Basis of Bearing are from Plat Vol. 13 Page 178
- (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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:
52 W. Clinton Street
Millersburg, Ohio 44654
- (4) State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.
- (5) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (6) Lots 11 and 12 are used for residential purposes
- (7) No further splits will be permitted without replatting said lot.

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION.
We hereby 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 setback restriction lines.

Cornel Marza, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Elena Marza, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Gheorghe Cotlet, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Lidia Cotlet, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE PRIVATE ROAD.

We, the undersigned, grant unto hereon shown Lot 3 and Lot 4 (not shown) of the Tranquil Acres Allotment No. 1 and Lot 11 and Lot 12 of the Tranquil Acres Allotment No. 1 Replat No. 2 their heirs and assigns, the existing 50' Private Drive for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Cornel Marza, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Elena Marza, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Gheorghe Cotlet, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Lidia Cotlet, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Ellis Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Linda Sue Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Lynelle J. Stutzman, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Lea E. Stutzman, Pursuant to electronic signature verification by Holmes County Planning Commission on July 13, 2021

Owners Agreement

All owners agree that no further splits shall be created using this Private Road without further approval of all owners and the Holmes County Planning Commission.

Maintenance Agreement 50' Private Drive

The owners of Lot 3 and Lot 4 of the Tranquil Acres Allotment No. 1 and Lot 11 and Lot 12 of the Tranquil Acres Allotment No. 1 Replat No. 2 shall be responsible for the Maintenance of said 50 foot Private Drive. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Private Drive and choose to do so.

MASTER PLAT: The Purpose of this survey.

Action 1) Split 0.055 acres from Cornel Marza and Elena Marza (PPN 0601198006) to adjoiner Gheorghe Cotlet, co-trustee and Lidia Cotlet, co-trustee.

Action 2) Record Plat to create new Lot 11 and Lot 12.

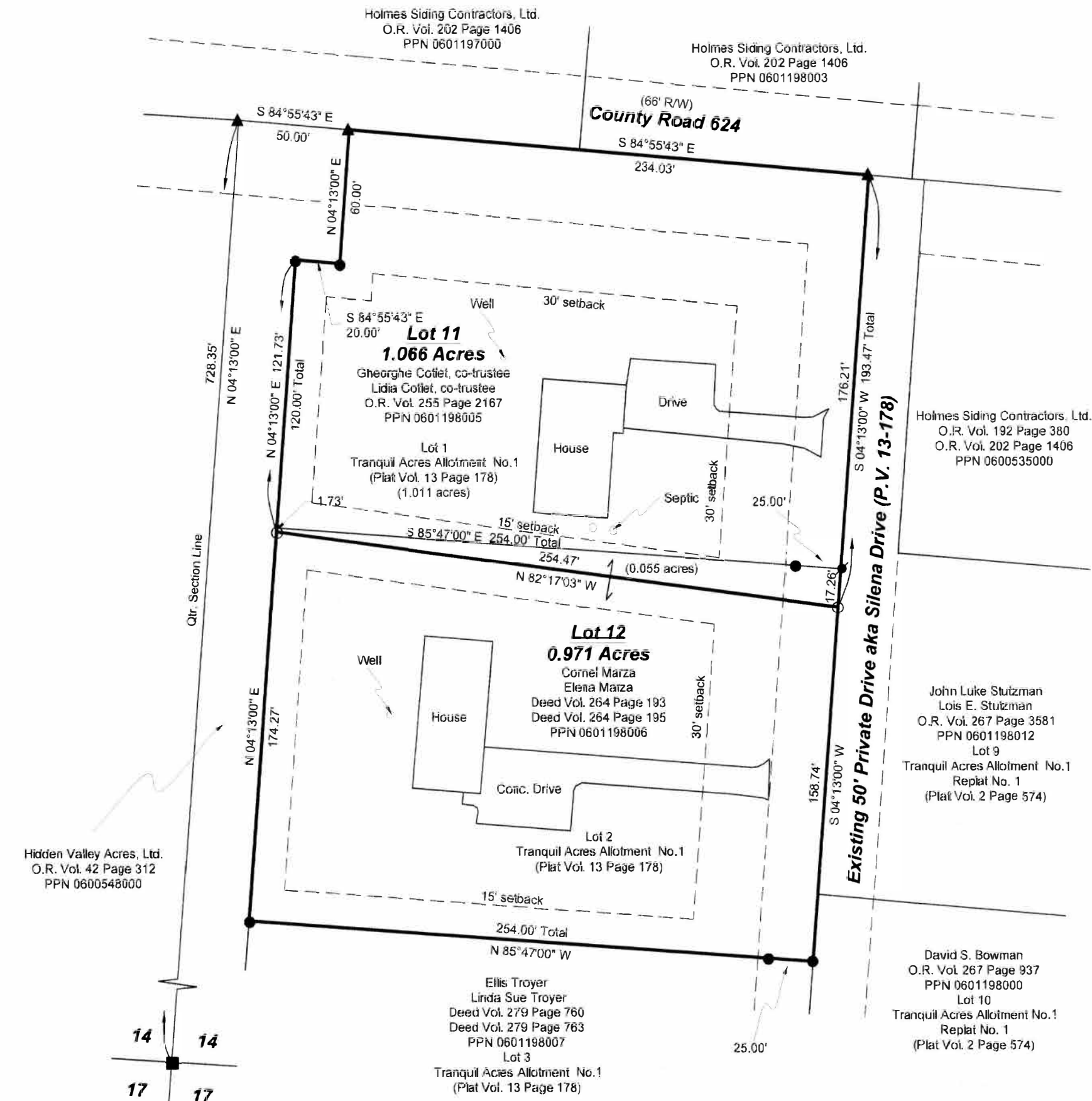
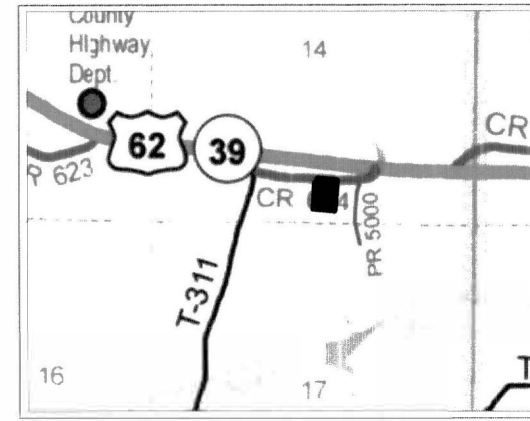
Action 3) Convey new Lot 11.

Action 4) Convey new Lot 12.

- Stone Found
- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Railroad Spike Found
- Point

Tranquil Acres Allotment No. 1 Replat No. 2

Replat of
Tranquil Acres Allotment No. 1
(Plat Vol. 13 Page 178)
Lots 1 and 2
(Final)
Location Map No Scale



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 recited in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Arnold Oliver 7/16/2021
HOLMES COUNTY PLANNING COMMISSION DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

Robert J. Holt
CHAIRMAN, COUNTY COMMISSIONERS DATE

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

Michael J. P.S. 7/16/2021
COUNTY ENGINEER 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.

Arnold Oliver 7/16/2021
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled Tranquil Acres Allotment No. 1 Replat No. 2 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 private water system and on-site sewage treatment system for one, two, or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of construction.

Michael C. Herr 7/16/2021
COUNTY HEALTH COMMISSIONER DATE



CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith
Caleb Jerome Galbraith P.S. 8703
Date: April 23, 2021
Job ID: 9421-H
Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY

DATE August 18, 2021
AUDITOR *Jackie McKeever*

202100017062
B: 19 P: 4476
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/18/2021 12:43 PM
PLAT MED . 43.20
PAGES: 1

ORV 278 PG 2036
ORV 278 PG 2040
ORV 278 PG 2043