

Agent: Michael Miller
3518 S.R. 39
Millersburg, OH 44654
Phone: 330-231-2984

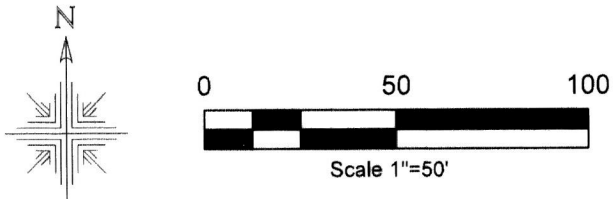
REFERENCES:
Deeds as shown

Plat Vol. 18 Page 615
Plat Vol. 10 Page 683
Plat Vol. 14 Page 711
Plat Vol. 19 Page 3382
Plat Vol. 4 Page 95
Plat Vol. 12 Page 237
Plat Vol. 10 Page 10

- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- 1/2" Pipe Found
- 1-1/2" Pipe Found
- Point

Chestnut Ridge East Subdivision

20220000603
B: 19 P: 4618
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
02/09/2022 12:01 PM
PLAT MED . 43.20
PAGES: 1



Area in Lots 4.125 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 4.125 Acres

NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
- (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:
62. W. Clinton Street
Millersburg, Ohio 44654
- (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) Lots 1 and 2 are used for residential purposes and Lot 3 is for commercial use.
- (6) No further splits will be permitted without replating 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.

Michael E. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on 10/29/21

Elsie M. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on 10/29/21

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE PRIVATE ROAD.

We, the undersigned, grant unto hereon shown Lot 1, 2, and 3 of the Chestnut Ridge East Subdivision, their heirs and assigns, the 50' Private Road for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Michael E. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on 10/29/21

Elsie M. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on 10/29/21

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

The owners of Lots 1, 2, and 3 of the Chestnut Ridge East Subdivision shall be responsible for the the Maintenance of said 50 foot Private Road. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Private Road and choose to do so.



CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith P.S. 8703
Date: April 23, 2021, Revised October 11, 2021
Job ID: 5721-H37

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the acknowledgment of the existence of certain encroaching structures as depicted hereon and we hereby consent to the maintenance of said structures in their current location. Any new or reconstructed structure shall comply with setbacks.

Michael E. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on 10/29/21

Elsie M. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on 10/29/21

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

Robert L. Hill, Chairman, County Commissioners, DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Dustin L. Miller, County Engineer, 11/5/2021, 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Arnold Oliver, Holmes County Planning Commission, 11/5/2021, DATE

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

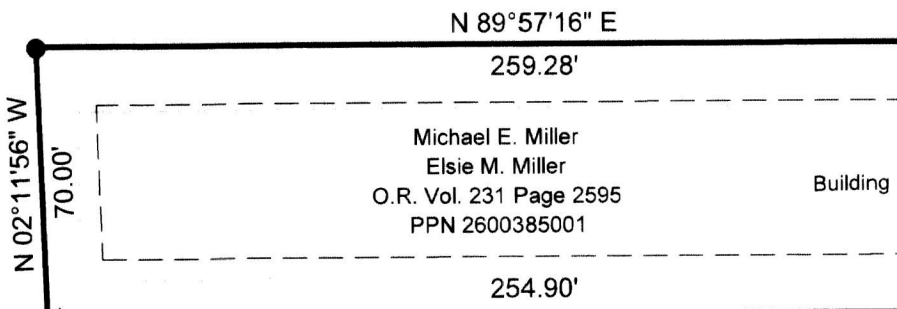
I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

Michael E. Miller, Holmes Soil and Water Conservation District, 11/5/2021, DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Chestnut Ridge East 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 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 any construction.

Michael E. Miller, County Health Commissioner, 11/5/2021, DATE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	282.74'	60.00'	270°00'00"	S 47°58'52" E	84.85'	60.00'
C2	50.64'	40.00'	72°32'29"	N 34°04'31" E	47.33'	29.35'
C3	36.61'	25.00'	83°54'30"	N 52°04'12" W	33.43'	22.47'
C4	41.93'	25.00'	96°05'30"	N 37°55'48" E	37.18'	27.81'

LINE	BEARING	DISTANCE
L1	N 12°55'18" E	39.82'
L2	N 00°55'01" W	55.76'
L3	N 10°06'58" W	55.43'
L4	S 10°06'58" E	48.78'
L5	S 00°55'01" E	65.84'
L6	S 12°55'18" W	39.28'
L7	S 02°11'44" E	35.11'
L8	S 00°53'44" W	35.13'
L9	N 85°58'33" E	120.77'
L10	N 85°58'33" E	100.57'
L11	N 85°58'33" E	21.04'

TRANSFER NOT NECESSARY
DATE Feb 9, 2022
AUDITOR Jackie McKee, Pt