

BREEZY RIDGE SUBDIVISION REPLAT No. 1

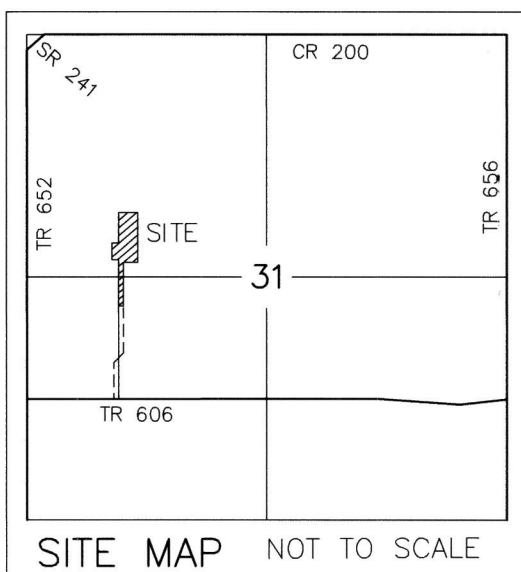
REPLAT OF BREEZY RIDGE SUBDIVISION LOT 1 (P. 19-3044) & ADDITIONAL LANDS

(FINAL)

AGENT:
JONATHAN YODER
4005 T.R. 606
FREDERICKSBURG, OHIO 44627
PHONE: 330-231-5124

202200002980
B: 19 P: 4726
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/27/2022 10:50 AM
PLAT MED . 43.20
PAGES: 1

ORV 282 PG 697
ORV 282 PG 699



REFERENCES

DEED VOL. 260 PAGE 395
O.R. VOL. 5 PAGE 205
O.R. VOL. 257 PAGE 6411
PLAT VOL. 8 PAGE 860
PLAT VOL. 10 PAGE 790
PLAT VOL. 16 PAGE 691
PLAT VOL. 19 PAGE 1654
PLAT VOL. 19 PAGE 1178
PLAT VOL. 19 PAGE 3044

BASIS OF BEARINGS FROM
OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, N.A.D. 83

MASTER PLAT

ACTION 1) CONVEY 0.293 ACRES FROM ANDY R. HERSHBERGER AND ELIZABETH E. HERSHBERGER TO JONATHAN YODER AND AMY A. YODER

ACTION 2) TRANSFER AND RECORD PLAT

ACTION 3) CONVEY NEW LOT 2

- Ⓐ MARVIN A. SWARTZENTRUBER
KATIE S. SWARTZENTRUBER
O.R. 233-3352
- Ⓑ JONATHAN YODER
AMY A. YODER
O.R. 257-6411
BREEZY RIDGE SUBDIVISION
LOT 1 (P.19-3044)

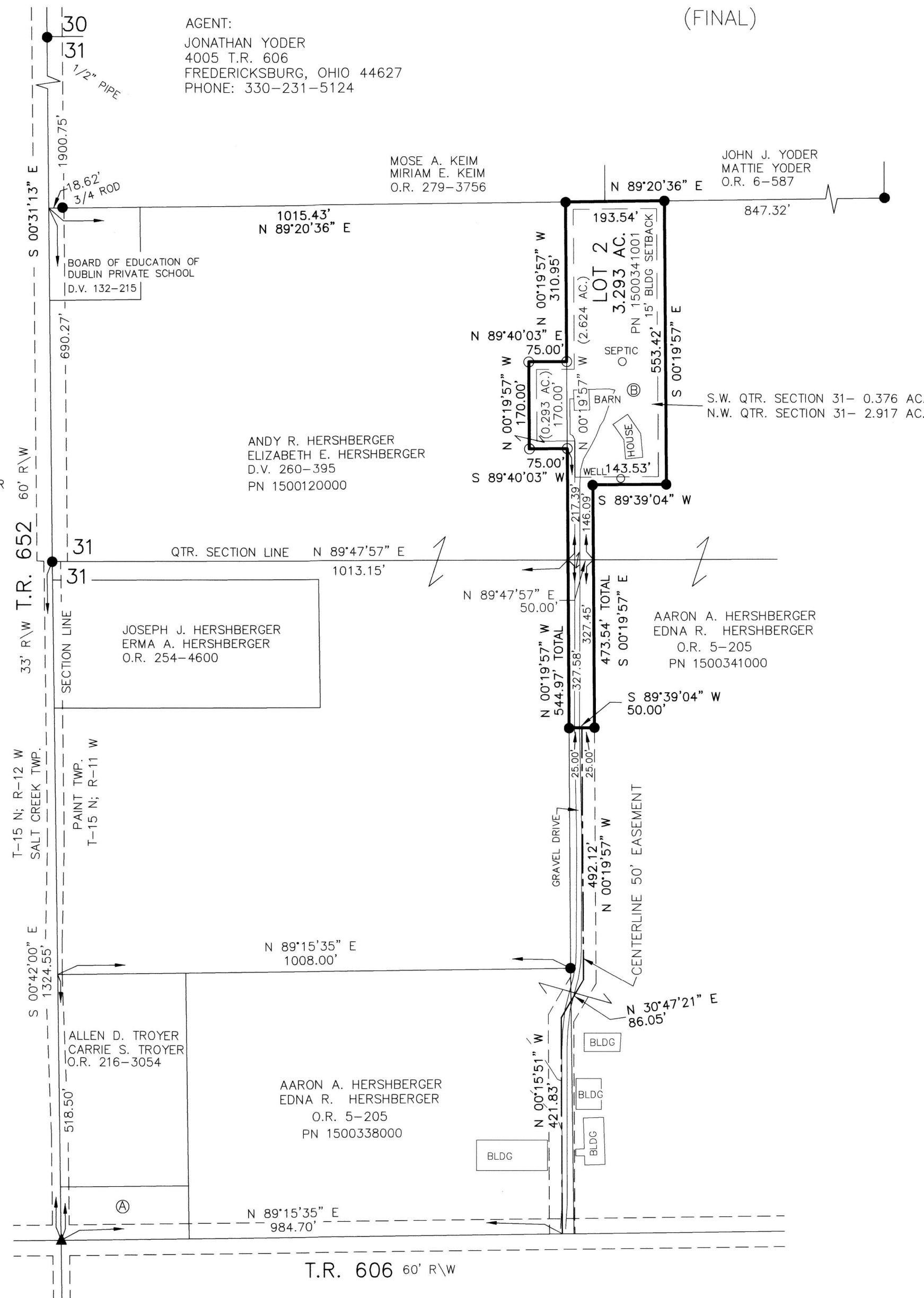
ACREAGE IN LOT 3.293 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.293 ACRES

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

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.



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.

JONATHAN YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 30, 2022.

JONATHAN YODER _____ DATE

AMY A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 30, 2022.

AMY A. YODER _____ 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.

AARON A. HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 30, 2022.

AARON A. HERSHBERGER _____ DATE

EDNA R. HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 30, 2022.

EDNA R. HERSHBERGER _____ DATE

JONATHAN YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 30, 2022.

JONATHAN YODER _____ DATE

AMY A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 30, 2022.

AMY A. YODER _____ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled BREEZY 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 Wood 4/4/2022
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.

Michelle Wood 4/4/2022
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.

Chairman, County Commissioners _____ DATE

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

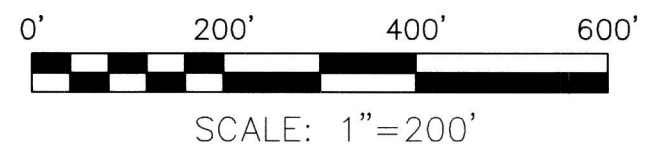
Arnold Oliver 4/4/2022
County Engineer _____ DATE

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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Arnold Oliver 4/4/2022
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.

A-L-G FEBRUARY 22, 2022
Aaron L. Gerber P.S. 8379 _____ DATE



DATE: JAN. 18, 2022 KES\VJD WORK6\S-30-22\ALG

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"

BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

PAINT TOWNSHIP
N.W. & S.W. QTRS. SECTION 31
T-15 N; R-11 W
HOLMES COUNTY, OHIO

TRANSFER NOT NECESSARY

DATE June 27, 2022
AUDITOR Jacobi Mathee