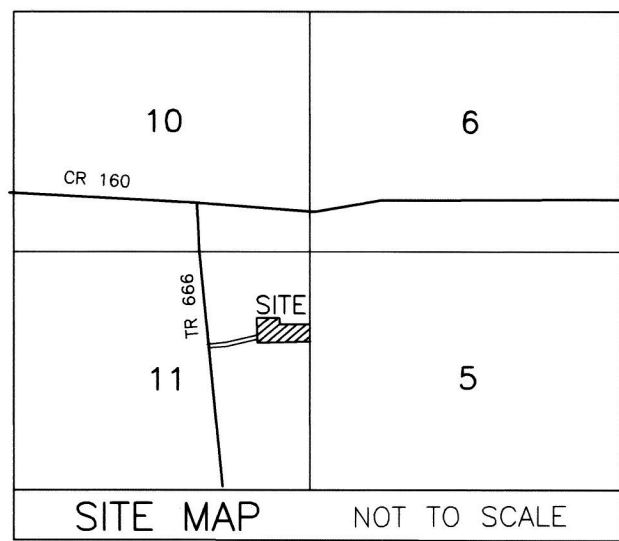


PEABODY-KENT SUBDIVISION REPLAT No. 1

REPLAT OF PEABODY-KENT SUBDIVISION (P. 18-96) LOT 1 AND ADDITIONAL LANDS (FINAL)



AGENT:
ORUS MAST
8080 T.R. 669
DUNDEE, OHIO 44624
PHONE: 330-473-9077

REFERENCES

O.R. VOL. 90 PAGE 662
O.R. VOL. 255 PAGE 1311
O.R. VOL. 251 PAGE 2560
PLAT VOL. 18 PAGE 96
PLAT VOL. 19 PAGE 1441

BASIS OF BEARINGS FROM OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83
(2011 ADJUSTMENT)

MASTER PLAT

- ACTION 1) CONVEY 0.130 ACRES FROM LEON I. MILLER AND KRISTINA MILLER TO ESTHER FERN TROYER
- ACTION 2) CONVEY 1.793 ACRES FROM LEON I. MILLER AND KRISTINA MILLER TO JOSEPH E. TROYER AND EMILY ELAINE TROYER
- ACTION 3) CONVEY 5.574 ACRES
- ACTION 4) CONVEY 1.845 ACRES
- ACTION 5) CONVEY 1.412 ACRES
- ACTION 6) TRANSFER AND RECORD PLAT
- ACTION 7) CONVEY NEW LOT 2

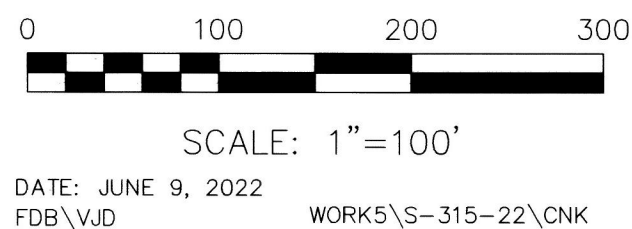
ACREAGE IN LOT 1.130 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 1.130 ACRES

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.

PAINT TOWNSHIP
4TH QTR., LOTS 10 & 11
T-10 N; R-5 W
HOLMES COUNTY, OHIO



- STONE 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 Oct. 28, 2022
AUDITOR Jack Umckee, P.

202200005037
B: 19 P: 4843
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/28/2022 03:14 PM
PLAT MED. 43.20
PAGES: 1

ORV 283 PG 3941
ORV 283 PG 3943
ORV 283 PG 3945
ORV 283 PG 3947
ORV 283 PG 3949
ORV 283 PG 3951

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.

ESTHER FERN YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2022.
ESTHER FERN TROYER 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.

ESTHER FERN YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2022.
ESTHER FERN TROYER DATE

JOSEPH E. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2022.
JOSEPH E. TROYER DATE

EMILY ELAINE TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2022.
EMILY ELAINE TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled PEABODY-KENT 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.
Michael E. Herr 10/6/2022
Health Commissioner DATE

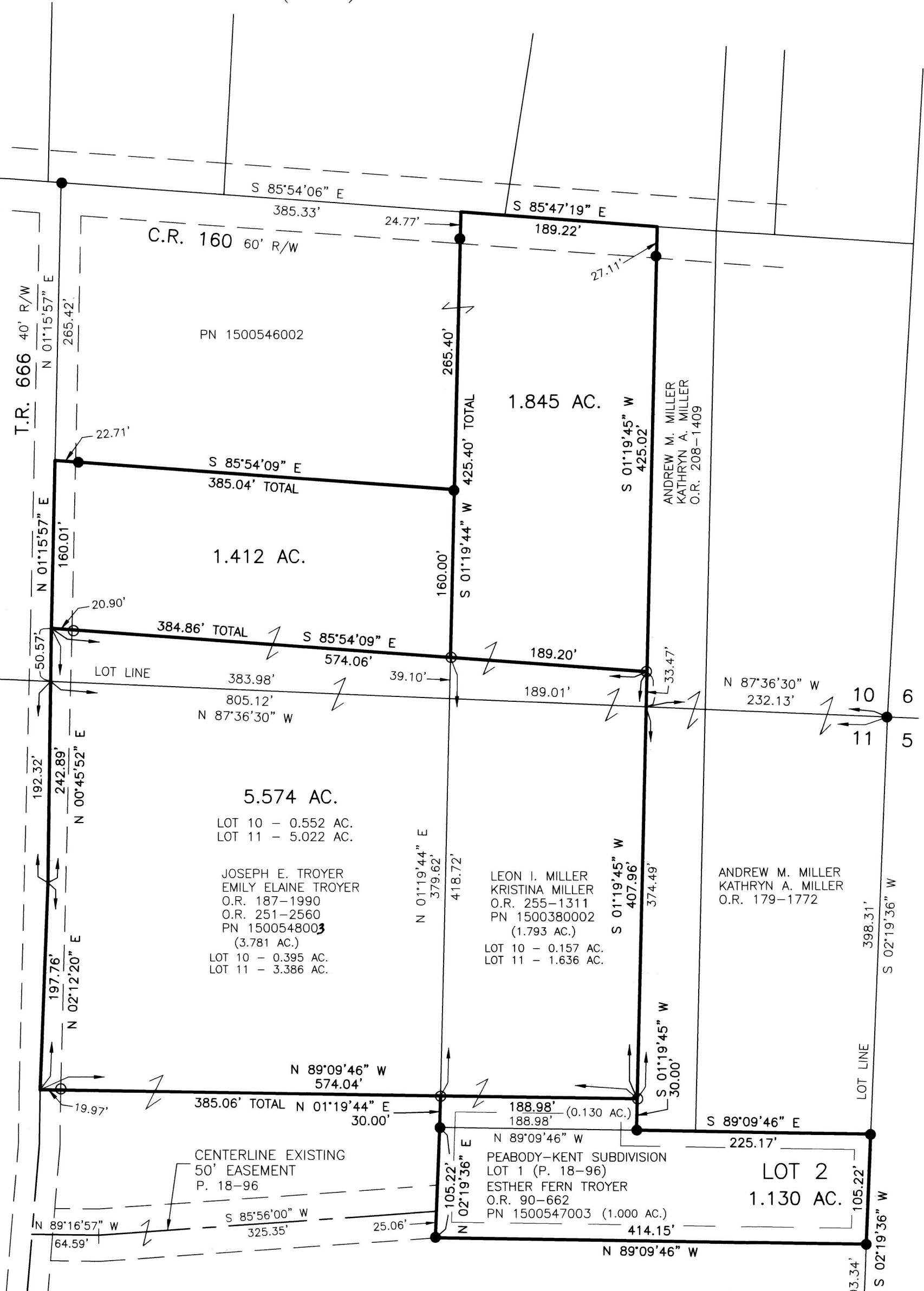
CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT
I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.
[Signature] 10/6/2022
Holmes Soil and Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
[Signature] DATE
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
[Signature] 10/6/2022
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 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.
Arnold Oliver 10/6/2022
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.
Donald C. Baker
Donald C. Baker, P.S. 6938 DATE



11 5
12 4