

Berlin Township
3rd Qtr. Lot 29 & Lot 30
T-9 N, R-5 W
Holmes County, Ohio

Stony Hill Subdivision Replat No. 1

Replat of Stony Hill Subdivision (Plat Vol. 19 Page 685) Lot 1 and Additional Lands
(Final)

20230000559
B: 19 P: 4928
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
02/10/2023 03:52 PM
PLAT MED . 43.20
PAGES: 1
ORV 284 Pg 4063
ORV 284 Pg 4067

Agent: Dennis Yoder
4812 TR 367
Millersburg, OH 44654
Phone: 330-473-8189

MASTER PLAT The purpose of this survey.

Action 1) Convey 0.760 acres from David D. Mast and Ruth L. Mast (out of PPN 0100298000) to adjoiner Dennis R. Yoder and Esther R. Yoder.

Action 2) Transfer and record Plat.

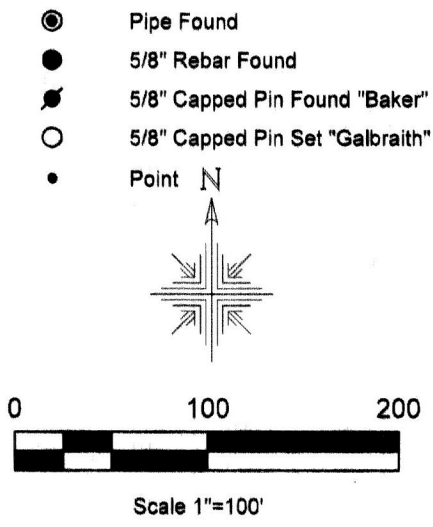
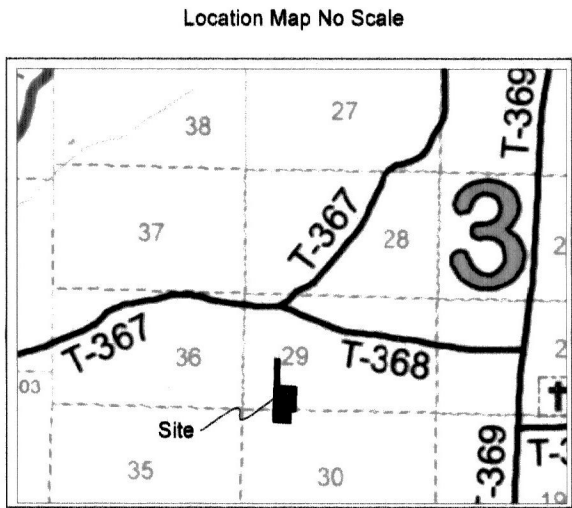
Action 3) Convey New Lot 2. Stony Hill Subdivision Replat No. 1.

REFERENCES:

Deeds as shown

Plat Vol. 19 Page 294
Plat Vol. 10 Page 239
Plat Vol. 8 Page 831
Plat Vol. 19 Page 685

Area in Lot	3.156 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	3.156 Acres



Maintenance Agreement

The owners of Lot 2 of Stony Hill Subdivision Replat No. 1 shall be responsible for 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.

NOTES:

- (1) Basis of Bearing are from Plat Vol. 19 Page 685.
- (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 6703".
- (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) 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) Lot 2 is used for residential purposes.
- (7) No further splits will be permitted without replating said lot.

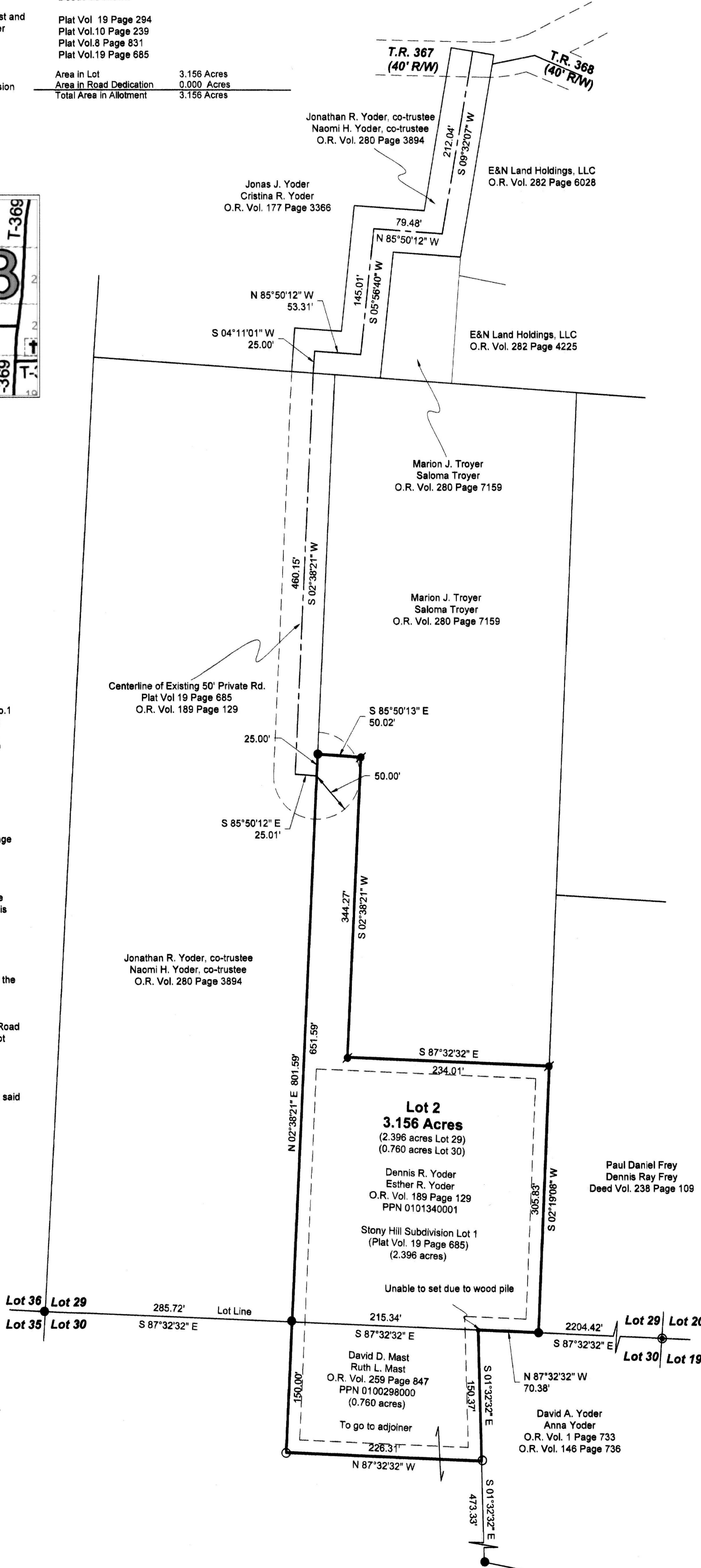


CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith P.S. 8703
Date: October 26, 2022
Job ID: 20022-B17

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



CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Reynolds 1-09-2023
CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Michael J. P.S. 1/6/2023
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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

AO 1/6/2023
HOLMES COUNTY PLANNING COMMISSION 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] 1/6/2023
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 Stony Hill 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 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. Herr 1/6/2023
COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION OF Private Road.

We, the undersigned, grant unto hereon shown Lot 2 of Stony Hill Subdivision, Replat No. 1, their heirs and assigns, the 50' Private Road for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

- Jonathan R. Yoder, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22
- Naomi H. Yoder, co-trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22
- Dennis R. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22
- Esther R. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

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.

- Dennis R. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22
- Esther R. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22
- David D. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22
- Ruth L. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/12/22

TRANSFER NOT NECESSARY

DATE *February 10, 2023*
AUDITOR *Jackie McKeever*