

ORV 284 Pg 5975
ORV 284 Pg 5978
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ORV 284 Pg 5991
ORV 284 Pg 5993

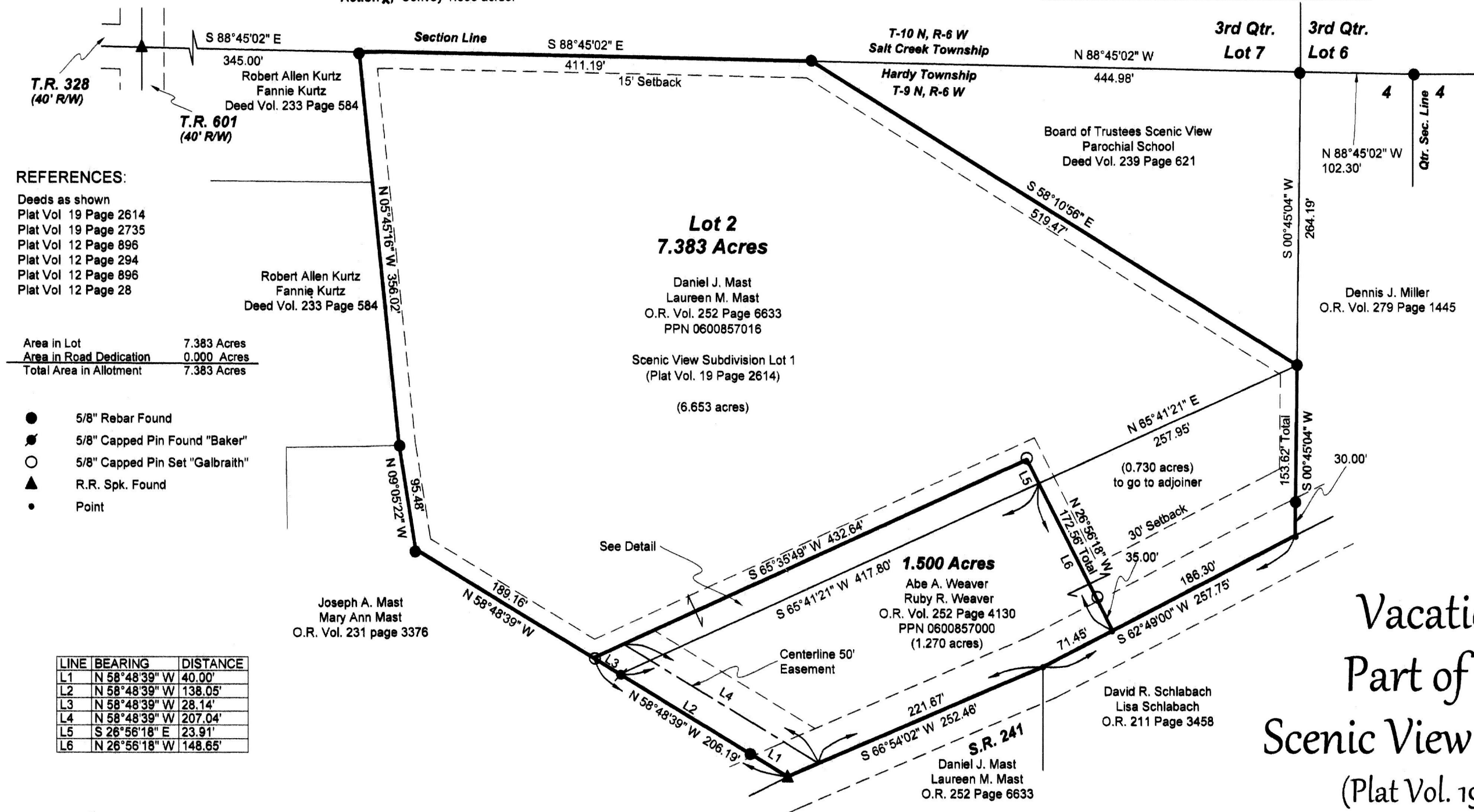
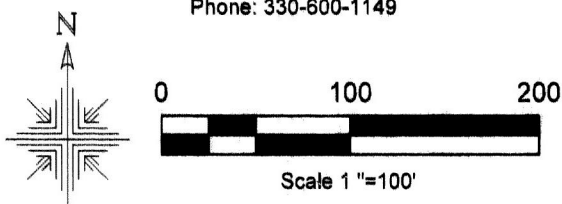
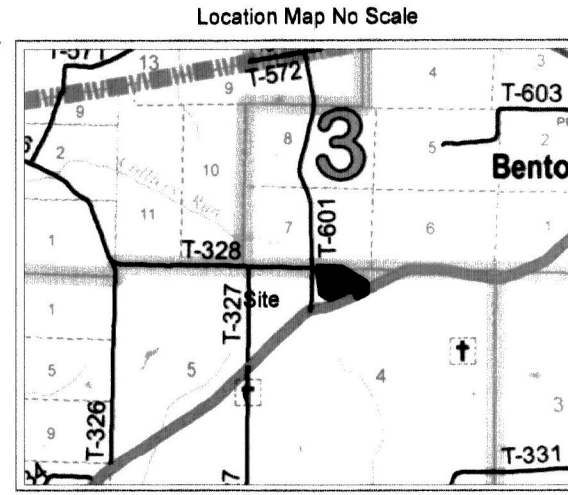
Hardy Township
N.W. Qtr. Sec. 4
T-9 N, R-6 W
Holmes County, Ohio

Scenic View Subdivision Replat No. 1

Replat of Scenic View Subdivision (Plat Vol. 19 Page 2614) Lot 1 and Additional Lands (Final)

MASTER PLAT The purpose of this survey.

- Action 1) Affidavit to vacate 0.230 acres from Lot 1.
- Action 2) Vacate existing easement.
- Action 3) Convey 0.230 acres to adjainer.
- Action 4) Convey 0.730 acres to adjainer.
- Action 5) Convey 50' easement.
- Action 6) Transfer and record Plat.
- Action 7) Convey New Lot 2 Scenic View Subdivision Replat No. 1.
- Action 8) Convey 1.500 acres.



REFERENCES:

- Deeds as shown
- Plat Vol 19 Page 2614
- Plat Vol 19 Page 2735
- Plat Vol 12 Page 896
- Plat Vol 12 Page 294
- Plat Vol 12 Page 896
- Plat Vol 12 Page 28

Area in Lot	7.383 Acres
Area in Road Dedication	0.900 Acres
Total Area in Allotment	7.383 Acres

- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- R.R. Spk. Found
- Point

LINE	BEARING	DISTANCE
L1	N 58°48'39" W	40.00'
L2	N 58°48'39" W	138.05'
L3	N 58°48'39" W	28.14'
L4	N 58°48'39" W	207.04'
L5	S 26°56'18" E	23.91'
L6	N 26°56'18" W	148.65'

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
- State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.
- (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) Lot 2 is used for residential purposes.
- (6) No further splits will be permitted without replating said lot.

Maintenance Agreement

The owners of Lot 2 of the Scenic View Subdivision Replat No. 1 shall be responsible for the the Maintenance of said 50 foot Easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

I hereby certify accept the vacation of part of Lot 1 of Scenic View Subdivision (as shown hereon) as recorded in Plat Vol. 19 Page 2614.

AO 1/6/2023

HOLMES COUNTY PLANNING COMMISSION DATE

We, the undersigned, certify that we are the owners of Lot 1 of Scenic View Subdivision (Plat Vol. 19 Page 2614) and Abe A. Weaver and Ruby R. Weaver and hereby vacate part of Lot 1 of said subdivision.

Daniel J. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Lauren M. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Abe A. Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Ruby R. Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

0.230 Acres

Daniel J. Mast
Lauren M. Mast
O.R. Vol. 252 Page 6633

to be vacated from Scenic View Subdivision Lot 1 (Plat Vol. 19 Page 2614)

To go to adjainer

Abe A. Weaver
Ruby R. Weaver
O.R. Vol. 252 Page 4130

Vacate Existing 50' Easement from Plat Vol. 19 Page 2614 and establish a New 50' Easement extending to the south line of New Lot 2.

S.R. 241

Vacation Plat Part of Lot 1 of Scenic View Subdivision (Plat Vol. 19 Page 2614)

STATE OF OHIO

CALEB JEROME GALBRAITH
S-8703

REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATE OF ACCURACY

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

Caleb Galbraith

Caleb Jerome Galbraith P.S. 8703
Date: Nov. 9, 2022
Job ID: 12522-H40

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

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.

Daniel J. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Lauren M. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Abe A. Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Ruby R. Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

CERTIFICATE OF OWNERSHIP AND DEDICATION OF EASEMENT.

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

Daniel J. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Lauren M. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Abe A. Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

Ruby R. Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on 12/29/2022

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Karen Zedler 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 the Scenic View 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.

[Signature] 1/6/2023
COUNTY HEALTH COMMISSIONER DATE

TRANSFER NOT NECESSARY
DATE March 7, 2023
AUDITOR Jackie Hickey -PT

