

HIDEAWAY HILLS SUBDIVISION

(P. 2-466)

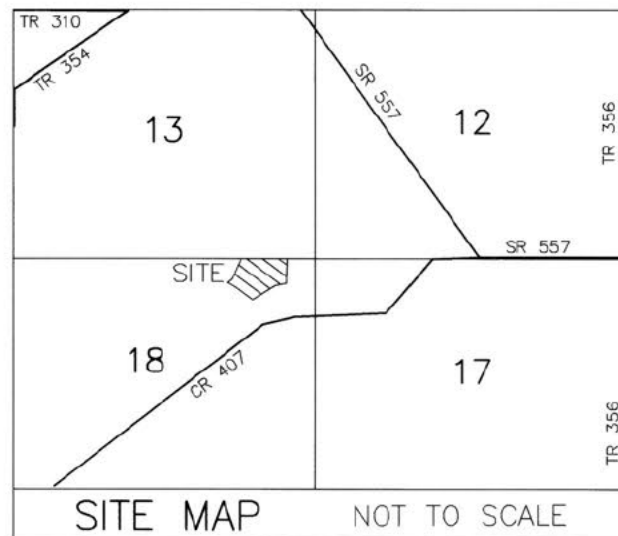
SECOND ADDITION

(FINAL)

NOTE: SIGN IN PERMANENT BLACK INK

20240001068

B: 19 P: 5244
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
03/22/2024 01:19 PM
PLAT MED. 43.20
PAGES: 1



AGENT:
ANDY MILLER
4518 P.R. 5511
MILLERSBURG, OHIO 44654
PHONE: 330-275-4641

TRANSFER NOT NECESSARY
DATE March 21, 2024
AUDITOR Jacobi Miller

- REFERENCES
- O.R. VOL. 68 PAGE 544
 - O.R. VOL. 207 PAGE 1946
 - O.R. VOL. 254 PAGE 3586
 - PLAT VOL. 2 PAGE 466
 - PLAT VOL. 19 PAGE 2852
 - PLAT VOL. 19 PAGE 1638

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

MASTER PLAT

- ACTION 1) CONVEY 3.441 ACRES TO ADJOINER
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 3
- ACTION 4) CONVEY NEW LOT 4

HIDEAWAY HILLS SUBDIVISION
LOT 1
P. 2-466

NATHANIEL A. KLINK
JULIA A. KLINK
O.R. 207-1946

HIDEAWAY HILLS SUBDIVISION
LOT 2 FIRST ADDITION
P. 19-2852

LEON D. YODER
FANNIE MAE YODER
O.R. 254-3586

LOT 3
13.235 AC.

ANDREW N. MILLER
CORA J. MILLER
aka CORA MILLER
O.R. 68-544
PN 0100391000
(13.189 AC.)

O.R. 68-544
PN 0100470001
(0.017 AC.)

O.R. 68-544
PN 0100354000
(0.029 AC.)

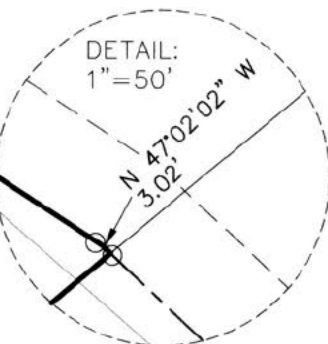
3.441 AC.
TO GO TO ADJOINER
ANDREW N. MILLER
CORA J. MILLER
aka CORA MILLER
O.R. 68-544
PN 0100354000
(1.923 AC.)

LOT 4
5.003 AC.

JULIA A. KLINK
O.R. 216-1130
PN 0100354001
(1.562 AC.)

ATLEE N. MILLER,
TRUSTEE
O.R. 204-1866

JACOB A. HERSHBERGER
MARTHA J. HERSHBERGER
O.R. 266-5088



| | |
|----------------------------|--------------|
| ACREAGE IN LOTS | 18.238 ACRES |
| ACREAGE IN ROAD DEDICATION | 0.000 ACRES |
| TOTAL ACREAGE | 18.238 ACRES |

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

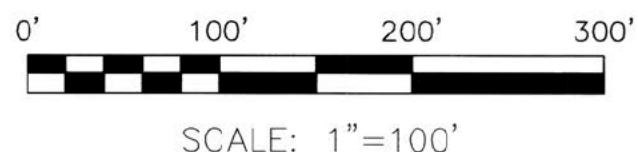
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 1 OF HIDEAWAY HILLS SUBDIVISION AND THE OWNERS OF LOT 2 OF HIDEAWAY HILLS SUBDIVISION, FIRST ADDITION AND THE OWNERS OF LOTS 3 & 4 OF HIDEAWAY HILLS SUBDIVISION, SECOND ADDITION, AND MARVIN R. BURKHOLDER AND LAURA BURKHOLDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (NUMBER 5511). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

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.



DATE: JULY 28, 2023 KES\LCS WORK6\S-431-23\CNK

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



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.
Julia A. Klink, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
JULIA A. KLINK DATE
Andrew N. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
ANDREW N. MILLER DATE
Cora J. Miller aka Cora Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
CORA J. MILLER aka CORA MILLER DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lot 1 of HIDEAWAY HILLS SUBDIVISION, Lot 2 of HIDEAWAY HILLS SUBDIVISION FIRST ADDITION, Lots 3 & 4 of HIDEAWAY HILLS SUBDIVISION SECOND ADDITION and to Marvin R. Burkholder and Laura Burkholder, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.
Andrew N. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
ANDREW N. MILLER DATE
Cora J. Miller aka Cora Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
CORA J. MILLER aka CORA MILLER DATE
Leon D. Yoder, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
LEON D. YODER DATE
Fannie Mae Yoder, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
FANNIE MAE YODER DATE
Nathaniel A. Klink, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
NATHANIEL A. KLINK DATE
Julia A. Klink, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
JULIA A. KLINK DATE
Marvin R. Burkholder, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
MARVIN R. BURKHOLDER DATE
Laura Burkholder, pursuant to electronic signature verification by Holmes County Planning Commission on February 1, 2024.
LAURA BURKHOLDER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled HIDEAWAY HILLS SUBDIVISION SECOND ADDITION 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.
Michael E. Horvath 2/5/2024
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] 2/5/2024
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.
David E. Hall 2/12/24
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
[Signature] 2/5/2024
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.
AO 2/5/2024
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 JANUARY 4, 2024
Donald C. Baker P.S. 6938 DATE

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

BERLIN TOWNSHIP
4TH QTR, LOT 18
T-9 N; R-6 W
HOLMES COUNTY, OHIO

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 JANUARY 4, 2024
Donald C. Baker P.S. 6938 DATE