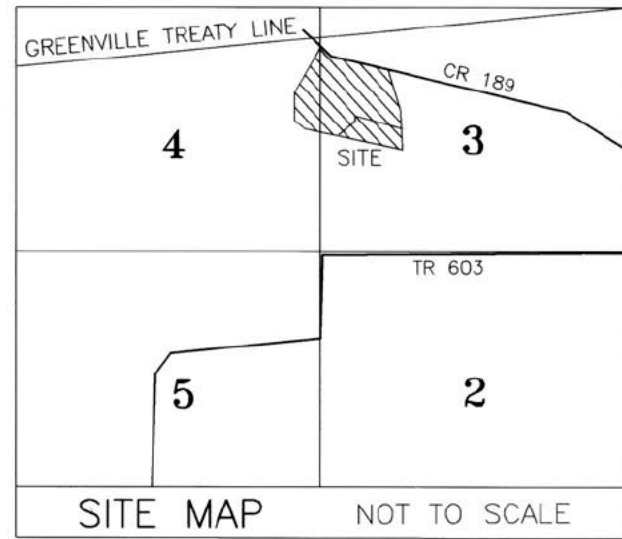


SALT CREEK TOWNSHIP SUBDIVISION No. 12

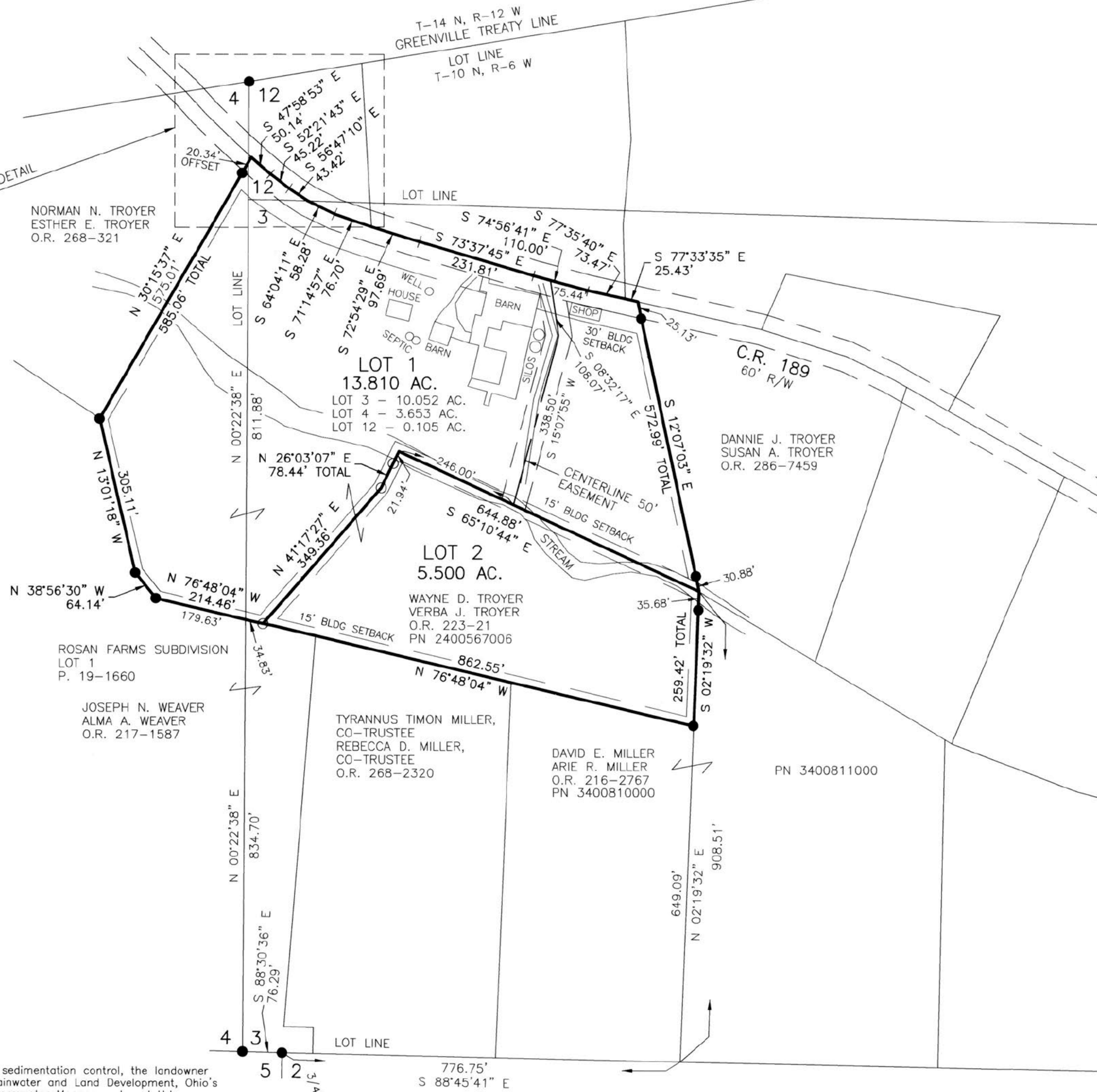
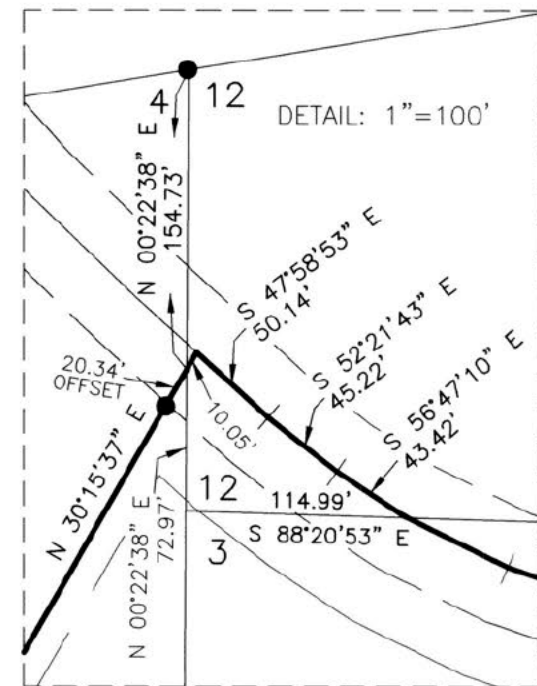
(FINAL)

20240001537

B: 19 P: 5267
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/30/2024 12:07 PM
PLAT MED . 43.20
PAGES: 1



AGENT:
DANNIE TROYER
4058 C.R. 200
FREDERICKSBURG, OHIO 44627
PHONE: 330-946-2800



REFERENCES

- O.R. VOL. 281 PAGE 5224
- O.R. VOL. 223 PAGE 21
- O.R. VOL. 216 PAGE 2767
- O.R. VOL. 268 PAGE 321
- PLAT VOL. 2 PAGE 485
- PLAT VOL. 19 PAGE 1616

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

ACREAGE IN LOTS 19.310 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 19.310 ACRES

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL 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

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.

WAYNE D. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 3, 2024.

WAYNE D. TROYER _____ DATE _____

VERBA J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 3, 2024.

VERBA J. TROYER _____ DATE _____

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

WAYNE D. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 3, 2024.

WAYNE D. TROYER _____ DATE _____

VERBA J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 3, 2024.

VERBA J. TROYER _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled SALT CREEK TOWNSHIP SUBDIVISION No. 12 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 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 4/15/2024
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] 4/15/2024
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.

Dana Hallises 4/15/2024
Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 4/15/2024
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 4/15/2024
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.

A.L.G. OCTOBER 23, 2023
Aaron L. Gerber, P.S. 8379 _____ DATE _____

TRANSFER NOT NECESSARY

DATE *April 30, 2024*

AUDITOR *[Signature]*

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

SALT CREEK TOWNSHIP
3RD QTR., LOTS 3, 4, & 12
T-10 N; R-6 W
HOLMES COUNTY, OHIO



SCALE: 1"=200'

DATE: JULY 26, 2023
ALC\VDJ WORKS\S-413-23\CNK

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

