

Mechanic Township  
 S.W. Qtr. Section 2  
 T-8 N, R-6 W  
 Holmes County, Ohio

# Sunrise Valley Subdivision (Final)

Agent: Henry Erb  
 5889 County Road 68  
 Millersburg, OH 44654  
 Phone: n/a

**REFERENCES:**  
 Deeds as shown

Plat Vol. 18 Page 212  
 Plat Vol. 18 Page 101  
 Plat Vol. 11 Page 167  
 Plat Vol. 19 Page 3483

Area in Lots 47.500 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Allotment 47.500 Acres

**NOTES:**

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

(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) All Lots are used for residential purposes

(6) No further splits will be permitted without replating said lot.

**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.

Henry Jr. Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Anna Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Henry H. Jr. Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

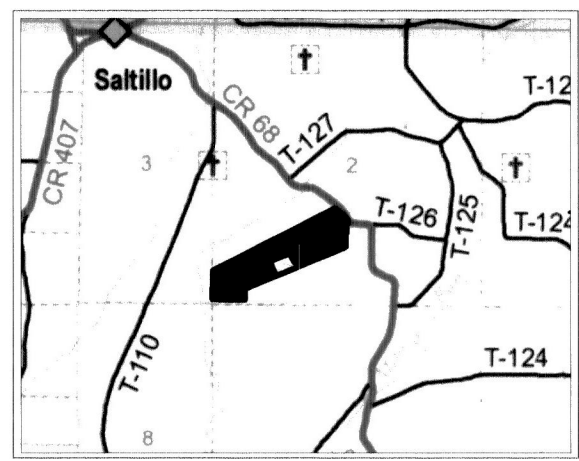
Anna Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Daniel R. Hershberger, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Elsie M. Hershberger, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Ruth H. Beachy, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Ruby H. Beachy, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020



**CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE PRIVATE ROAD 3001.**  
 Be it remembered that we, the undersigned, owners of the land shown hereon, do hereby acknowledge this plat to be our free act and deed, and dedicate the private road shown hereon to public use forever.

Henry Jr. Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Anna Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Henry H. Jr. Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Anna Erb, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Daniel R. Hershberger, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Elsie M. Hershberger, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Ruth H. Beachy, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

Ruby H. Beachy, Pursuant to electronic signature verification by Holmes County Planning Commission on December 11, 2020

**MASTER PLAT The purpose of this survey.**

Action 1) Split 0.368 acres and 0.147 acres from Henry H. Erb Jr. and Anna M. Erb (out of PPN 1200018000) to Henry Erb Jr. and Anna Erb.

Action 2) Split 0.633 acres from Daniel R. Hershberger and Elsie M. Hershberger (out of PPN 1200018002) to Ruth H. Beachy and Ruby H. Beachy.

Action 3) Split 0.124 acres Henry H. Erb Jr. and Anna M. Erb (out of PPN 120018000) to Ruth H. Beachy and Ruby H. Beachy.

Action 4) Split 0.031 acres Henry Erb Jr. and Anna Erb (out of PPN 120018003) to Ruth H. Beachy and Ruby H. Beachy.

Action 5) Record plat to create new Lots.

Action 6) Convey new Lot 1.

Action 7) Convey new Lot 2.

Action 8) Convey new Lot 3.

Action 9) Convey new Lot 4.

Action 10) Convey new Lot 5.

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
 I hereby certify that the subdivision plat entitled Sunrise Valley Subdivision 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 S. Herz* 1/27/2021  
 COUNTY HEALTH COMMISSIONER DATE

**CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS**  
 I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

*Robert Hill* 2-8-2021  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

**CERTIFICATE OF APPROVAL OF PLAT**  
 I hereby certify that I have approved the plat shown hereon.

*Michael S. Herz* 1/27/2021  
 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.

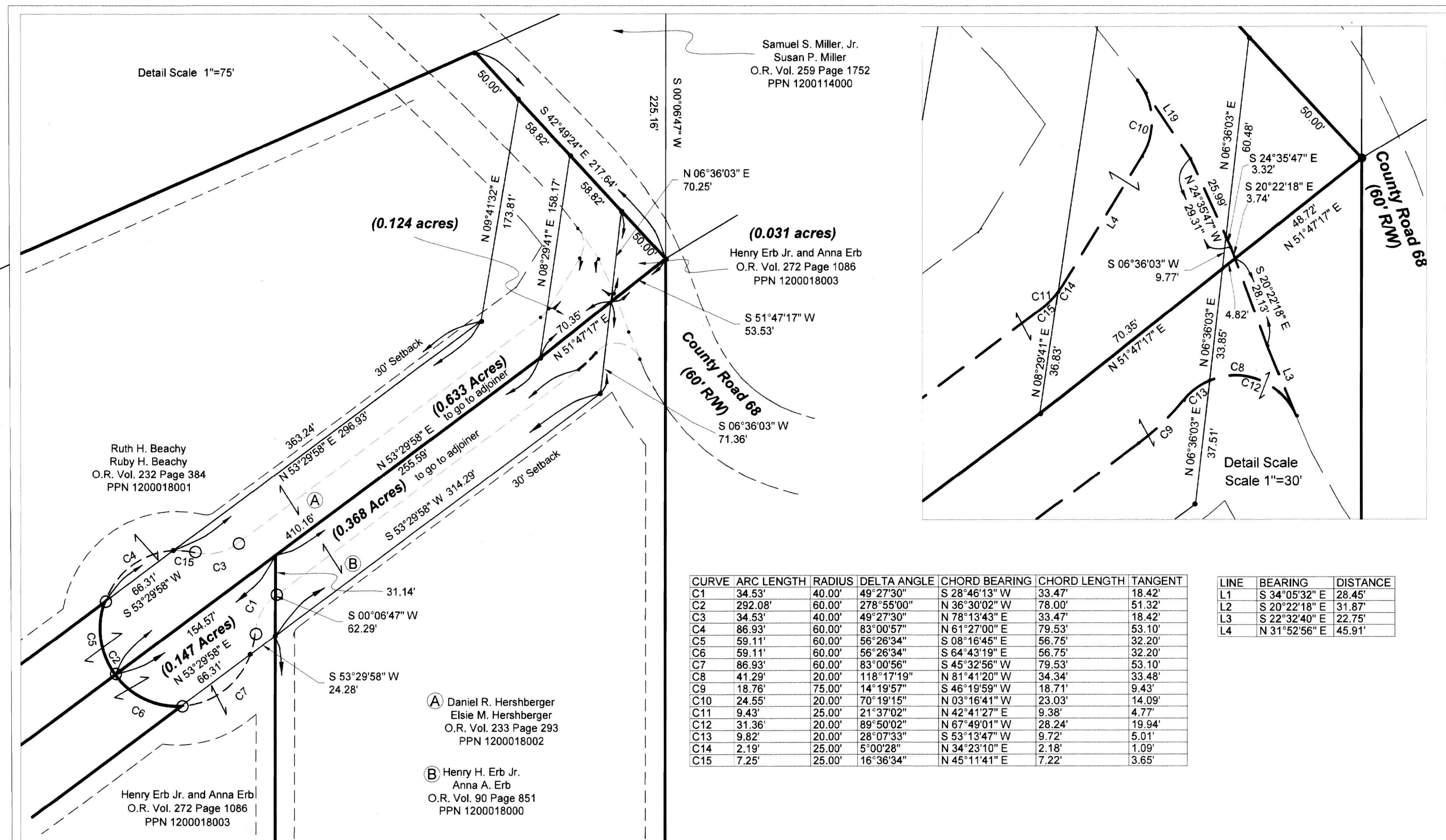
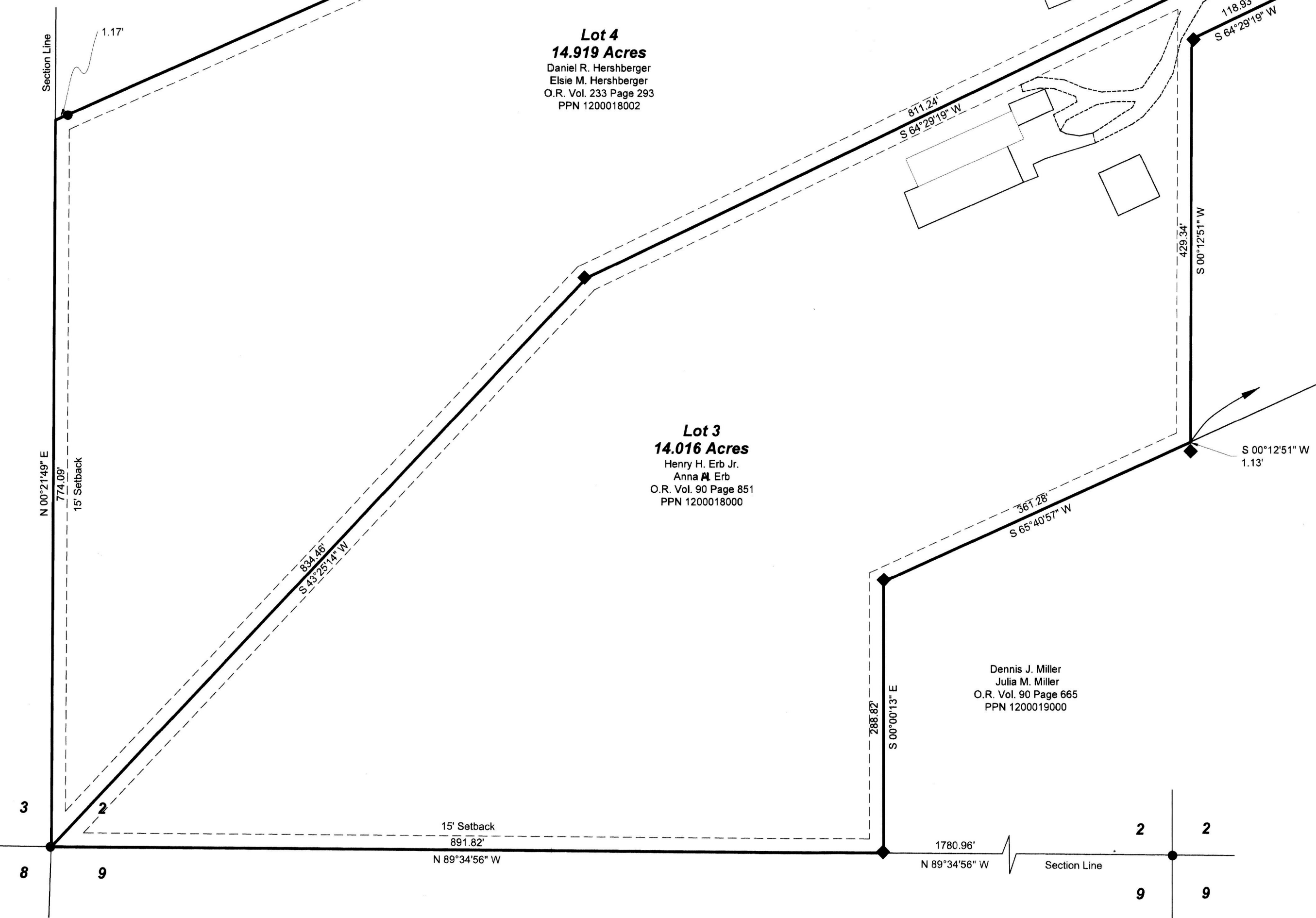
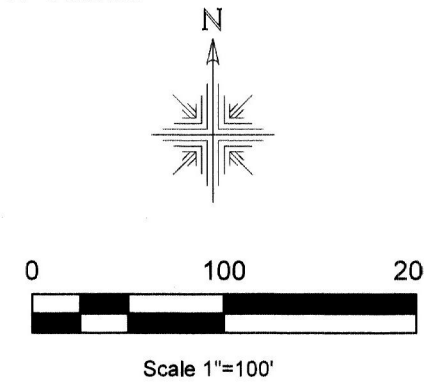
*Arnold Oliver* 1/27/2021  
 HOLMES COUNTY PLANNING COMMISSION DATE

**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.

*Michael S. Herz* 1/27/2021  
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

Floyd D. Raber  
 Fannie E. Raber  
 O.R. Vol. 10 Page 162  
 PPN 1200080000

- Stone Found
- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Found "Pyle"
- 5/8" Capped Pin Set "Galbraith"
- Point



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	34.43	40.00	49°27'30"	S 28°46'13" W	33.47	18.42
C2	292.08	60.00	278°58'00"	N 98°30'02" W	78.00	51.32
C3	34.53	40.00	49°27'30"	N 78°13'43" E	33.47	18.42
C4	66.93	60.00	83°00'57"	N 61°27'00" E	79.53	53.10
C5	59.11	60.00	56°29'34"	S 09°19'45" E	56.75	32.20
C6	59.11	60.00	56°26'34"	S 64°43'19" E	56.75	32.20
C7	66.93	60.00	83°00'56"	S 45°32'56" W	79.53	53.10
C8	41.29	20.00	118°17'19"	N 81°41'20" W	34.34	33.48
C9	18.76	75.00	14°19'57"	S 46°19'59" W	18.71	9.43
C10	24.56	20.00	70°19'15"	N 03°18'41" W	23.03	14.99
C11	9.43	25.00	21°37'02"	N 42°41'27" E	9.38	4.77
C12	31.36	20.00	89°50'02"	N 67°49'01" W	28.24	19.94
C13	4.82	20.00	28°07'23"	S 53°13'47" W	9.72	5.01
C14	2.19	25.00	5°00'28"	N 34°23'10" E	2.18	1.09
C15	7.25	25.00	16°36'34"	N 45°11'41" E	7.22	3.65



**CERTIFICATE OF ACCURACY**  
 I certify this survey to be correct to the best of my knowledge.  
*Caleb Jerome Galbraith*  
 Caleb Jerome Galbraith P.S. 8703  
 Date: May 21, 2020  
 Job ID: 18919 revised 11820-H23  
 Pioneer Surveying & Services, LLC.  
 5434 Township Road 377  
 Millersburg, Ohio 44654  
 Phone: 330-231-0497  
 Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY  
 DATE March 19, 2021  
 AUDITOR Julie McKee