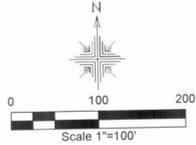


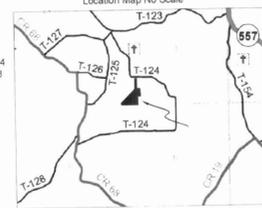
Stoney Brook Subdivision Replat No. 1

Replat of Stoney Brook Subdivision
(Plat Vol. 19 Page 2534)
Lot 1 and Additional Lands
(Final)

Mechanic Township
S.W. 1/4 Section 1
T-8 N, R-6 W
Holmes County, Ohio



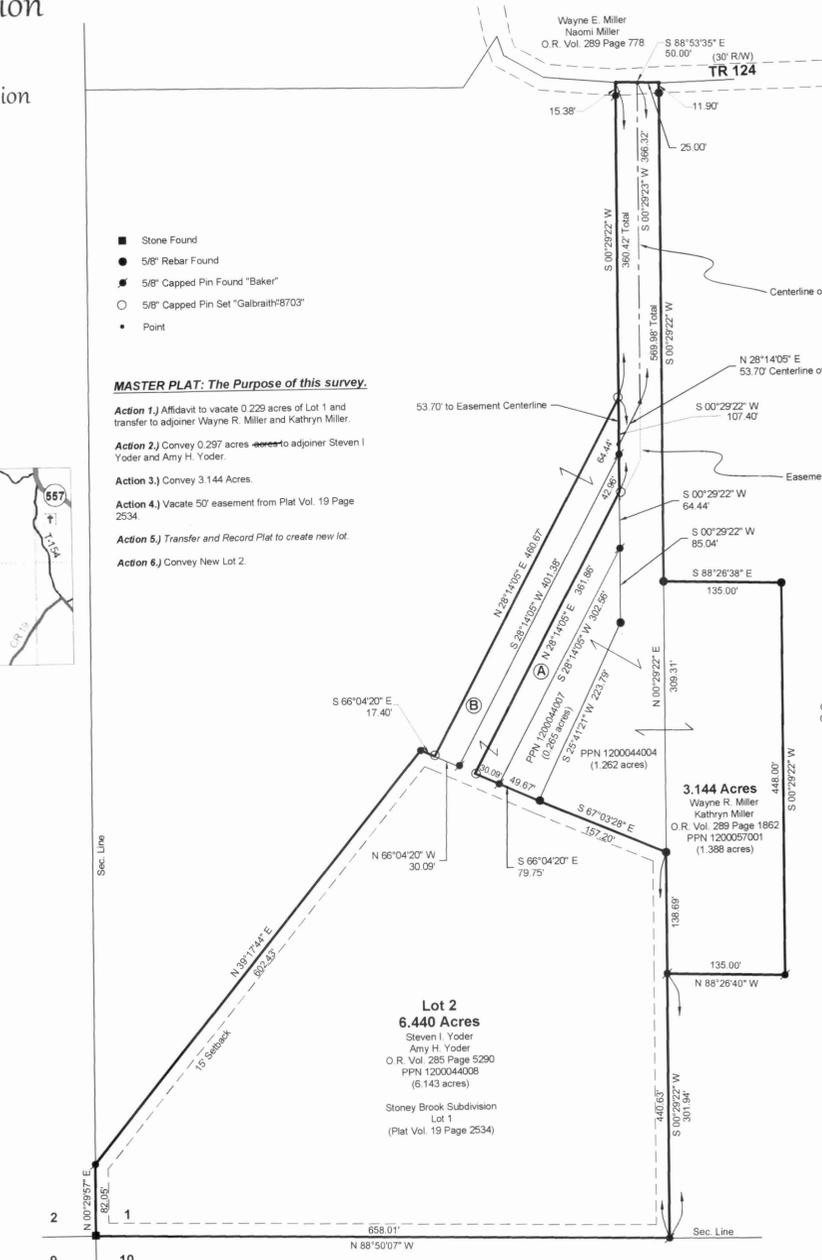
Agent: Wayne Miller
3697 T.R. 124
Millsburg, OH 44654
Phone: 330-763-1433



Area in Lot 6.440 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 6.440 Acres

REFERENCES:
Deeds as shown
Plat Vol. 19 Page 2561
Plat Vol. 19 Page 2543
Plat Vol. 17 Page 185
Plat Vol. 14 Page 571
Plat Vol. 19 Page 2474

- NOTES:
- (1) Basis of Bearings are from Grid North, Ohio State Plane Coordinate System, NAD 83(2011), 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 Standards is available at the Holmes Soil and Water Conservation District Office.
62 W. Clinton Street
Millsburg, 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.



OWNERS AGREEMENT
All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

MAINTENANCE AGREEMENT
The owners of Lot 2 of the Stoney Brook Subdivision Replat No. 1 shall be responsible for 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.

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.

Steven I. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.
Amy H. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.
Wayne R. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.
Kathryn Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

CERTIFICATE OF OWNERSHIP AND DEDICATION THE EASEMENT.
We, the undersigned, grant unto hereon shown Lot 2 their heirs an assigns, the 50' easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Steven I. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.
Amy H. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.
Wayne R. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.
Kathryn Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

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

9-4-25
CHAIRMAN, COUNTY COMMISSIONERS DATE

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

9/3/2025
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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

AO 9/3/2025
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.

9/3/2025
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 Stoney Brook 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.

9/3/2025
COUNTY HEALTH COMMISSIONER DATE

