

TRAIN VIEW SUBDIVISION

(P.19-1379)

REPLAT OF LOT 1 AND ADDITIONAL LANDS

(FINAL)

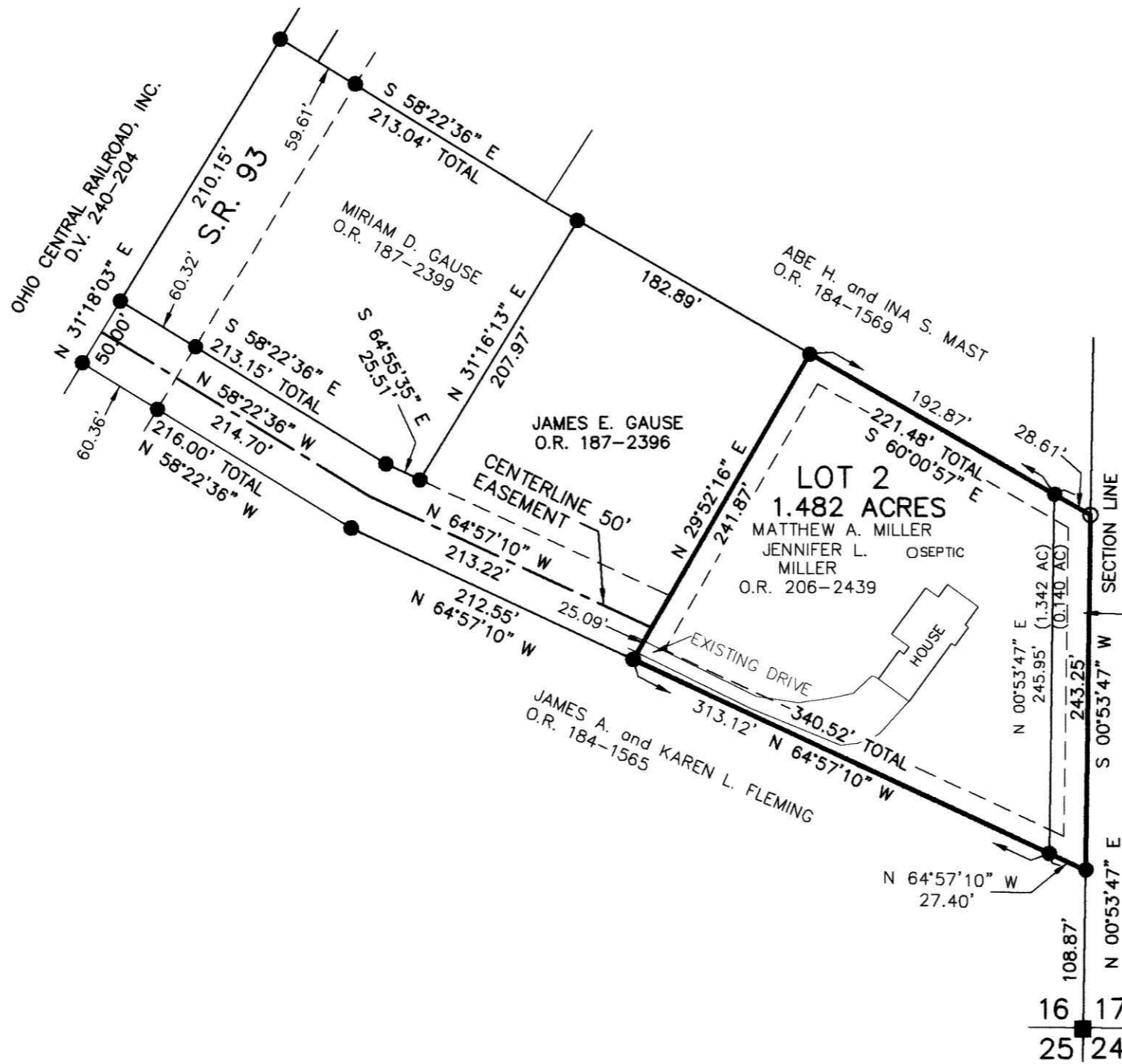
AGENT:
 MATT MILLER
 2010 S.R. 93
 BALTIMORE, OH 43804
 PHONE: 330-440-5430

REFERENCES
 O.R. VOL. 187 PAGE 2396
 O.R. VOL. 184 PAGE 1569
 O.R. VOL. 184 PAGE 1565
 PLAT VOL. 19 PAGE 533
 PLAT VOL. 19 PAGE 661
 PLAT VOL. 19 PAGE 1379
 BEARINGS FROM PLAT VOL. 19 PAGE 661

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED
 WITHOUT REPLATTING SAID LOT.
 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.

ACREAGE IN LOT	1.482 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	1.482 ACRES



NO ADDITIONAL LOTS SHALL BE APPROVED BY THE HOLMES COUNTY PLANNING COMMISSION FOR A 2 YEAR TIME PERIOD FROM THE DATE OF THE PRELIMINARY PLAT WITHOUT PRIOR APPROVAL OF THE HOLMES COUNTY PLANNING COMMISSION.

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.
Matthew A. Miller 11-7-13
 MATTHEW A. MILLER DATE
Jennifer L. Miller 11-7-13
 JENNIFER L. MILLER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.
James E. Gause 11/9/13
 JAMES E. GAUSE DATE
 _____ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled TRAIN VIEW SUBDIVISION, REPLAT OF LOT 1 AND ADDITIONAL LANDS, meets the requirements of the Board of Health for water 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.
D.J. Fadden MD MPH / P.D. Simpson 11/7/2013
 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.
Phyllis Gilmore 11-7-2013
 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.
Ryan and John 11/18/13
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
Christina R. Young, P.E., P.S. 11/7/13
 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.
Ann C. Baker 11/14/13
 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 OCT. 7, 2013
 Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY
 DATE 12-13-13
 AUDITOR Jackie McKee

DONALD C. BAKER SURVEYING 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 FAX 330-674-6027	CLARK TOWNSHIP S.E. QTR. SECTION 16 T-8 N; R-4 W HOLMES COUNTY, OHIO	<p style="text-align: center;">SCALE: 1"=100'</p> DATE: OCTOBER 3, 2013 WORK4\S-389-13	<ul style="list-style-type: none"> ■ STONE FOUND ● 5/8" REBAR FOUND ○ 5/8" REBAR SET WITH I.D. CAP ○ I.D. CAP MARKED "BAKER 6938"
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