

LENTZ SIDE SUBDIVISION REPLAT No. 1

REPLAT OF LENTZ SIDE SUBDIVISION
(P. 19-678) LOT 1 AND ADDITIONAL LANDS
(FINAL)

20190001425
B: 19 P: 3709
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/03/2019 11:25 AM
PLAT MED. 43.20
PAGES: 1

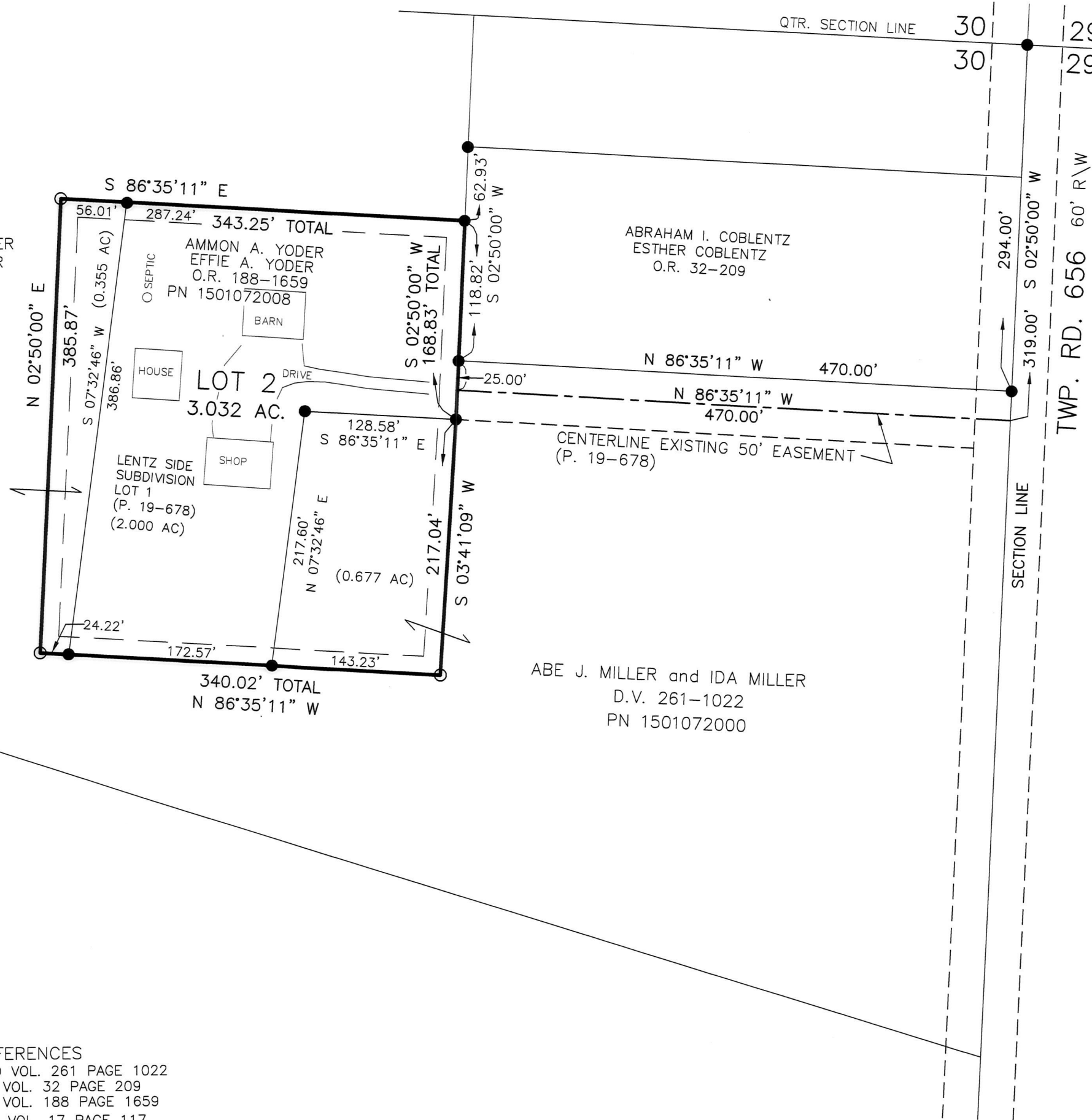
AGENT:
ABE J. MILLER
9158 S.R. 241
FREDERICKSBURG, OHIO 44627
VOICE MAIL: 330-359-0410

ORV 247 PGS 2695 +
2698

MASTER PLAT
THE PURPOSE OF THIS SURVEY

ACTION 1) ANNEX 0.355 ACRES AND 0.677 ACRES FROM ABE J. MILLER AND IDA MILLER TO AMMON A. YODER AND EFFIE A. YODER

ACTION 2) CONSOLIDATE ALL OF AMMON A. YODER AND EFFIE A. YODER'S PARCELS INTO A NEW 3.032 ACRE LOT 2 IN LENTZ SIDE SUBDIVISION REPLAT No. 1



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.

Ammon A. Yoder 3-11-19
AMMON A. YODER DATE
Effie A. Yoder 3-11-19
EFFIE A. YODER 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.

Abe J. Miller 3-11-19
ABE J. MILLER DATE
Ida Miller 3-11-19
IDA MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled LENTZ SIDE 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 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 Derr MBA / M.D. Samps 3/6/2019
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] 03-11-19
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.

Chairman, County Commissioners DATE

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

Michael J. Young, P.E. 3/11/19
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 Planning Commission and that it has been approved for recording in the office of the County Recorder.

Quinn 3/15/19
Holmes County Planning Commission DATE

REFERENCES
DEED VOL. 261 PAGE 1022
O.R. VOL. 32 PAGE 209
O.R. VOL. 188 PAGE 1659
PLAT VOL. 17 PAGE 117
PLAT VOL. 19 PAGE 678
PLAT VOL. 18 PAGE 823
PLAT VOL. 19 PAGE 1173
BEARINGS FROM
PLAT VOL. 19 PAGE 678

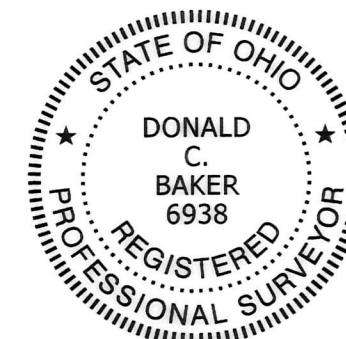
THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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.

AREA IN LOTS 3.032 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 3.032 ACRES.

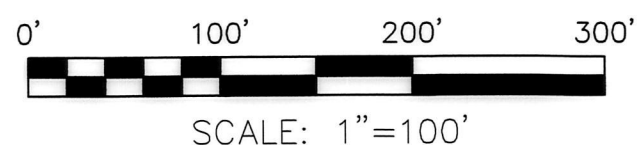
TRANSFER NOT NECESSARY
DATE *April 3, 2019*
AUDITOR *Jackie McKee, PT*



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 2/21/2019
Donald C. Baker P.S. 6938 DATE

BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027



File name: C:\WORK4\S-38A-19 FDB/BJM DATE: JAN. 23, 2019

PAINT TOWNSHIP
S.E. QTR. SECTION 30
T-15 N; R-11 W
HOLMES COUNTY, OHIO

● 5/8" REBAR FOUND
○ UNLESS OTHERWISE NOTED
○ 5/8" REBAR WITH I.D. CAP SET
○ I.D. CAP MARKED "BAKER 6938"