

COFFEE RUN SUBDIVISION REPLAT No. 1

REPLAT OF COFFEE RUN SUBDIVISION (P. 19 PAGE 12)
 LOT 1 AND ADDITIONAL LANDS
 (FINAL)

201900004836
 B: 19 P: 3890
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 10/22/2019 01:03 PM
 PLAT MED. 43.20
 PAGES: 1

ORV 269 PGS 5185, 5187

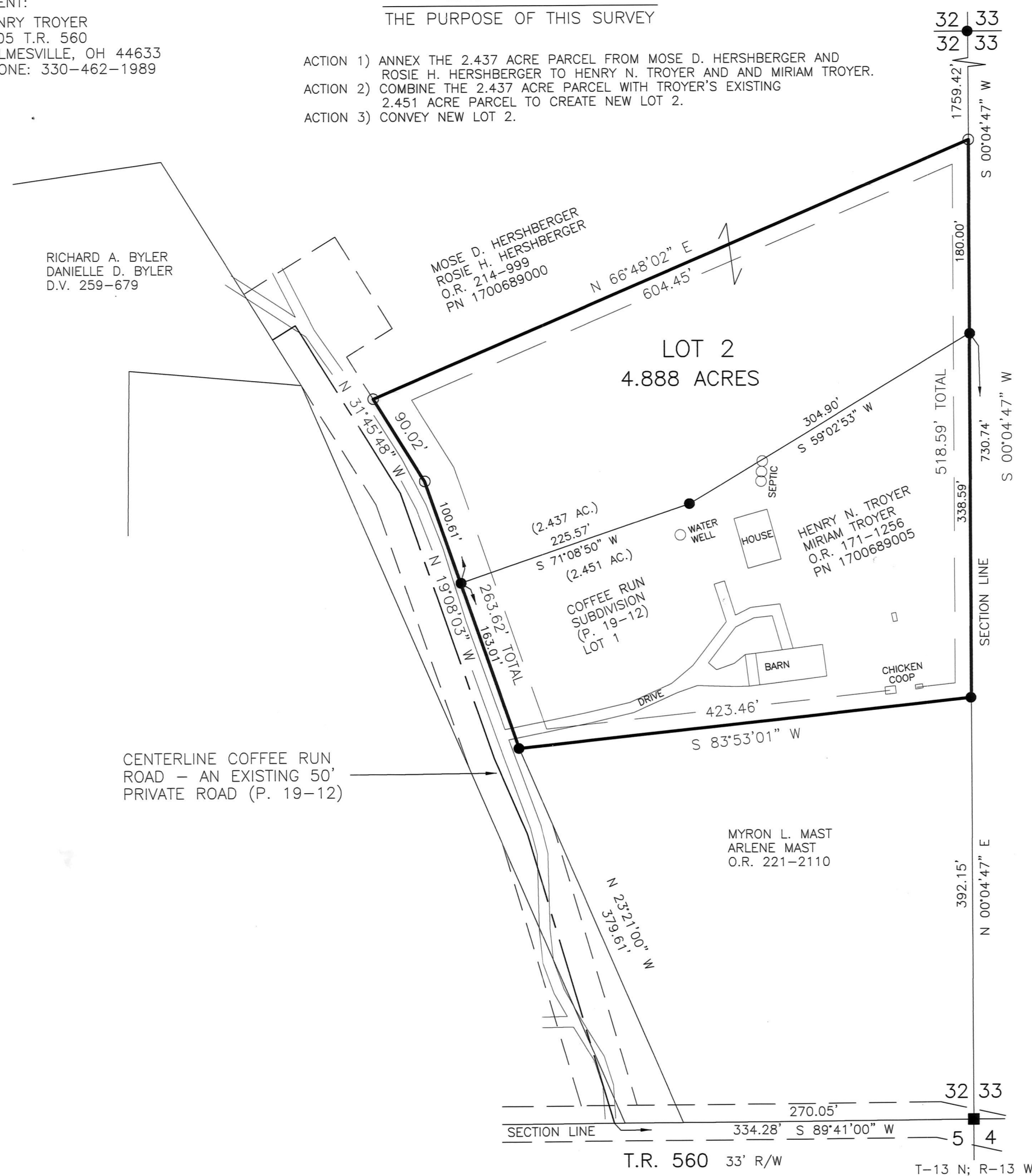
AGENT:
 HENRY TROYER
 9305 T.R. 560
 HOLMESVILLE, OH 44633
 PHONE: 330-462-1989

MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) ANNEX THE 2.437 ACRE PARCEL FROM MOSE D. HERSHBERGER AND ROSIE H. HERSHBERGER TO HENRY N. TROYER AND MIRIAM TROYER.
- ACTION 2) COMBINE THE 2.437 ACRE PARCEL WITH TROYER'S EXISTING 2.451 ACRE PARCEL TO CREATE NEW LOT 2.
- ACTION 3) CONVEY NEW LOT 2.

REFERENCES
 DEED VOL. 259 PAGE 679
 O.R. VOL. 214 PAGE 999
 O.R. VOL. 221 PAGE 2110
 PLAT VOL. 9 PAGE 12
 PLAT VOL. 19 PAGE 1586
 BEARINGS FROM OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE,
 N.A.D. 83

RICHARD A. BYLER
 DANIELLE D. BYLER
 D.V. 259-679



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 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 4.888 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 4.888 ACRES

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.
Henry Troyer 9-30-19
 HENRY N. TROYER DATE
Miriam Troyer 9-30-19
 MIRIAM TROYER DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
 We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.
Henry Troyer 9-30-19
 HENRY N. TROYER DATE
Miriam Troyer 9-30-19
 MIRIAM TROYER DATE
Mose D. Hershberger 9-30-19
 MOSE D. HERSHBERGER DATE
Rosie H. Hershberger 9-30-19
 ROSIE H. HERSHBERGER DATE
Richard A. Byler 10-3-19
 RICHARD A. BYLER DATE
Danielle D. Byler 10-3-2019
 DANIELLE D. BYLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled COFFEE RUN 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.
M.C.L. 9-25-19
 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] 9/25/19
 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.
Raymond Byler 10/7/19
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
Michael J. Gerber, P.S. 9/25/19
 County Engineer DATE

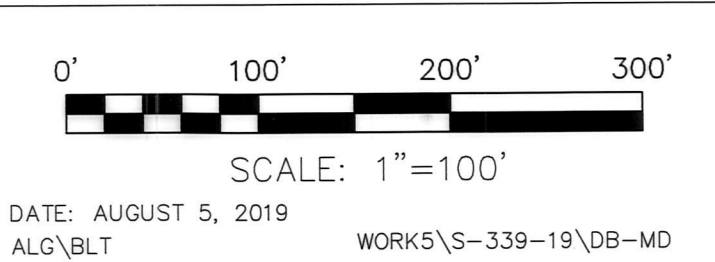
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.
[Signature] 10/4/19
 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.C. 9-23-19
 Adron L. Gerber, P.S. 8379 DATE

TRANSFER NOT NECESSARY
 DATE October 23, 2019
 AUDITOR J. M. McKee

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 FAX 330-674-6027
 EMAIL: bakersurveying@gmail.com

PRAIRIE TOWNSHIP
 S.E. QTR. SECTION 32
 T-14 N; R-13 W
 HOLMES COUNTY, OHIO



- STONE FOUND
- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

