

Berlin Township  
N.E. Qtr. Section 15  
3rd Qtr. Lot 25  
T-9 N, R-5 W  
Holmes County, Ohio

Agent: Eli and Vesta Hochstetler  
4599 State Route 39  
Millersburg, OH 44654  
Phone: 330-4652663

REFERENCES:  
Deeds as shown

Plat Vol 12 Page 600  
Plat Vol. 18 Page 706  
Plat Vol. 19 Page 1814

Area in Lots 7.596 Acres  
Area in Road Dedication 0.000 Acres  
Total Area in Allotment 7.596 Acres

NOTES:

- (1) Basis of Bearing are from Plat Vol. 19 Page 1814.
- (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
- (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) Lots 3 and 4 are 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 Lots 3 and 4 of the Ingram Subdivision Replat No. 1 shall be responsible for the maintenance of said 60 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.

<u>Roy A. Mast</u>	4/21/20
Roy A. Mast, trustee	DATE
<u>Roy A. Mast</u>	4/21/20
Roy A. Mast, trustee	DATE
Holmes Ingram Group, Ltd. (Representative)	DATE
<u>E. Hochstetler</u>	4/21/20
Eli J. Hochstetler	DATE
<u>Vesta Hochstetler</u>	4/21/20
Vesta Hochstetler	DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lots 3 and 4 of the Ingram Subdivision Replat No. 1, their heirs and assigns, the 60' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

<u>Roy A. Mast</u>	4/21/20
Roy A. Mast, trustee	DATE
<u>Roy A. Mast</u>	4/21/20
Roy A. Mast, trustee	DATE
Holmes Ingram Group, Ltd. (Representative)	DATE
<u>E. Hochstetler</u>	4/21/20
Eli J. Hochstetler	DATE
<u>Vesta Hochstetler</u>	4/21/20
Vesta Hochstetler	DATE



CERTIFICATE OF ACCURACY

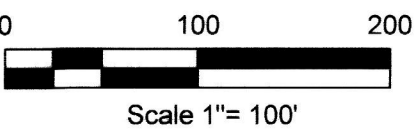
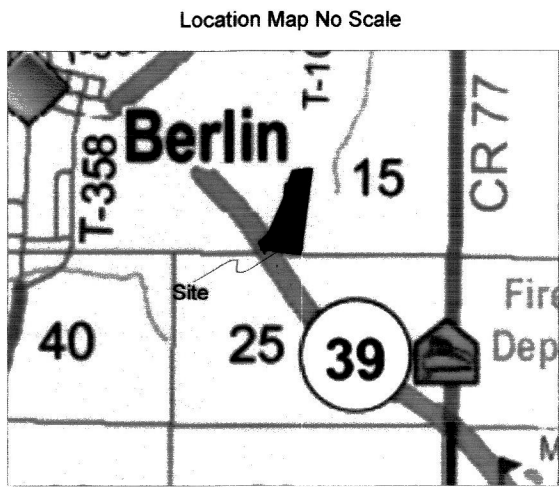
I certify this survey to be correct to the best of my knowledge.

Caleb Galbraith  
Caleb Jerome Galbraith P.S. 8703  
Date: Feb 14, 2020  
Job ID: 1520

Pioneer Surveying & Services, LLC.  
5434 Township Road 377  
Millersburg, Ohio 44654  
Phone: 330-276-0220  
Email: caleb@pioneersurveyingandservices.com

# Ingram Subdivision Replat No.1

Replat of  
Ingram Subdivision (Plat Vol. 19 Page 1814) Lot 1, Lot 2, and Additional Lands  
(Final)



- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- ▲ Railroad Spike Found
- Point

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Ingram 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.

Michael E. Hoover 5/6/2020  
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.

[Signature] DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

[Signature] 5/6/2020  
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

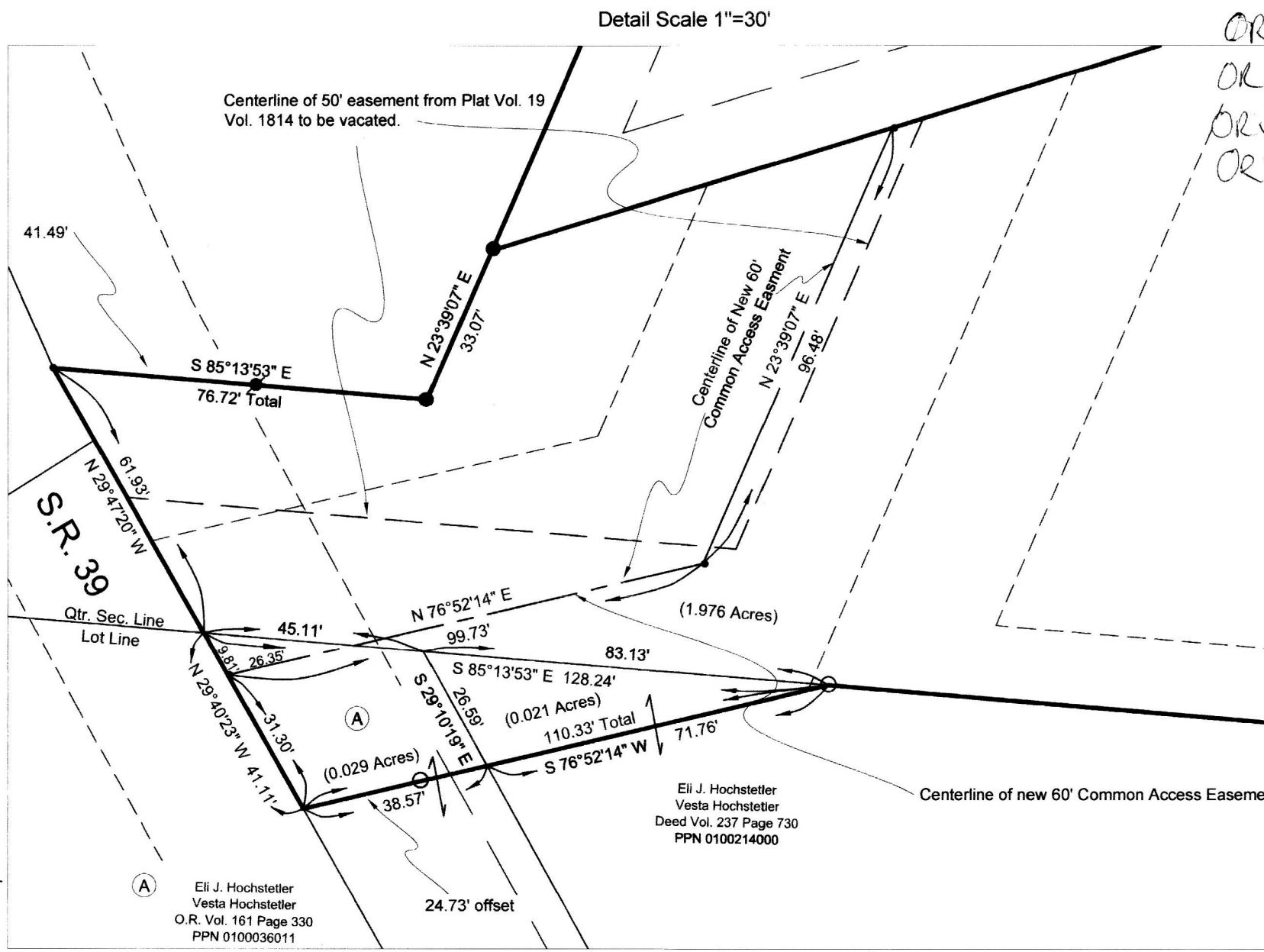
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Holmes County, Ohio, with the exception of such variances, if any. As prenoted in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

[Signature] 4/23/2020  
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.

[Signature] 4/23/2020  
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE



MASTER PLAT: The Purpose of this Survey.

- Action 1) Vacate existing easement as shown on Plat Vol. 19 Page 1814, O.R. Vol. 225 Page 1124, and O.R. Vol. 270 Page 4075.
- Action 2) Convey 0.029 acres from Eli J. Hochstetler and Vesta Hochstetler PPN 0100036011 and 0.021 acres from Eli J. Hochstetler and Vesta Hochstetler PPN 0100214000 to adjoining Holmes Ingram Group, Ltd..
- Action 3) Convey new Easement for Lot 3.
- Action 4) Convey new Lot 3.
- Action 5) Convey new Lot 4

Laner Corporation  
O.R. Vol. 229 Page 493  
PPN 0100091004

Robert J. Miller  
Fannie S. Miller  
O.R. Vol. 252 Page 2866  
PPN 0100428000

**Lot 3**  
5.570 Acres  
Ingram Subdivision Lot 2  
(Plat Vol. 19 Page 1814)  
Roy A. Mast, trustee  
O.R. Vol. 270 Page 4075  
PPN 0100091006

Wayne W. Beachy Jr.  
Martha Beachy  
Deed Vol. 250 Page 146  
PPN 0100035001

**Lot 4**  
2.026 Acres  
Ingram Subdivision Lot 1  
(Plat Vol. 19 Page 1814)  
Holmes Ingram Group, Ltd.  
O.R. Vol. 225 Page 1144  
PPN 0100315000

Dean F. Engel,  
trustee of the Dean F. Engel Trust  
O.R. Vol. 267 Page 2427  
PPN 0100107001

William Jr. Yoder and Mary A. Yoder  
Deed Vol. 186 Page 644  
PPN 0100865000

Eli J. Hochstetler  
Vesta Hochstetler  
Deed Vol. 237 Page 730  
PPN 0100214000

Wayne W. Beachy Jr.  
Martha Beachy  
Deed Vol. 250 Page 146  
PPN 0100035001

Eli J. Hochstetler  
Vesta Hochstetler  
O.R. Vol. 161 Page 330  
PPN 0100036011

FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
06/08/2020 11:05 AM  
PLAT MED. 43.20  
PAGES: 1  
ORV 272 page 3218  
ORV 272 page 3222  
ORV 272 page 3225  
ORV 272 page 3213

TRANSFER NOT NECESSARY  
DATE June 8, 2020  
AUDITOR [Signature]

