

# BLACKHAWK SUBDIVISION No. 1 REPLAT No. 3

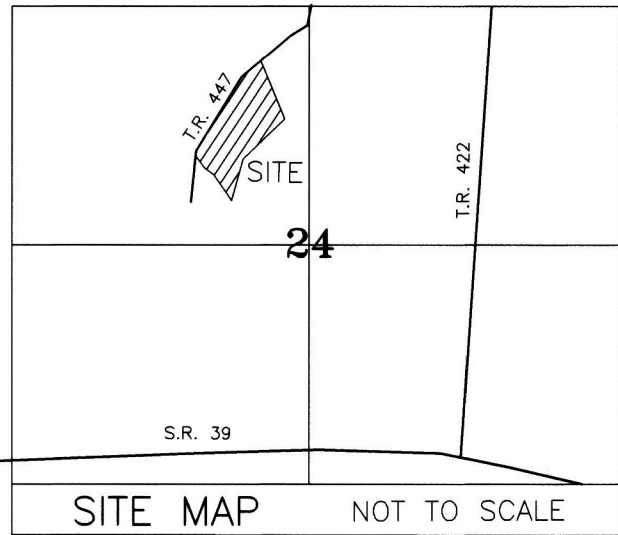
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 B: 19 P: 4316  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 03/02/2021 03:09 PM  
 PLAT MED . 43.20  
 PAGES: 1

## REPLAT OF BLACKHAWK SUBDIVISION REPLAT OF LOTS 20, 21 & 22 (P. 19-2686) LOT 26 & 27

AGENT:  
 DAVID A. STUTZMAN  
 4510 T.R. 447  
 SUGARCREEK, OH 44681  
 PHONE: 330-231-5007

(FINAL)

ORV 276 P 343  
 276 P 345  
 276 P 347  
 276 P 349



### REFERENCES

O.R. VOL. 271 PAGE 6721  
 O.R. VOL. 246 PAGE 3061  
 O.R. VOL. 176 PAGE 2831  
 PLAT VOL. 2 PAGE 291  
 PLAT VOL. 16 PAGE 159  
 PLAT VOL. 19 PAGE 1107  
 PLAT VOL. 2 PAGE 265  
 PLAT VOL. 19 PAGE 204  
 PLAT VOL. 19 PAGE 2686

BASIS OF BEARINGS FROM  
 PLAT VOL. 19 PAGE 2686

COMMISSIONERS OF  
 HOLMES COUNTY, OHIO  
 O.R. 64-537

### MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) TRANSFER AND RECORD DEED FOR EXISTING LOT 26
- ACTION 2) CONVEY 0.035 ACRE PARCEL FROM DAVID A. STUTZMAN aka DAVID STUTZMAN AND SARA STUTZMAN TO BRENT A. MILLER AND AMY R. MILLER
- ACTION 3) TRANSFER AND RECORD PLAT TO CREATE NEW LOT 32 AND NEW LOT 33
- ACTION 4) CONVEY NEW LOT 32
- ACTION 5) CONVEY NEW LOT 33

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.

BRENT A. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 10, 2021.

BRENT A. MILLER \_\_\_\_\_ DATE \_\_\_\_\_

AMY R. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 10, 2021.

AMY R. MILLER \_\_\_\_\_ DATE \_\_\_\_\_

DAVID A. STUTZMAN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 10, 2021.

DAVID A. STUTZMAN aka DAVID STUTZMAN \_\_\_\_\_ DATE \_\_\_\_\_

SARA STUTZMAN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 10, 2021.

SARA STUTZMAN \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BLACKHAWK SUBDIVISION No. 1 REPLAT No. 3 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.

*Michael E. Herr* \_\_\_\_\_ 2/12/2021  
 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]* \_\_\_\_\_ 2/12/2021  
 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.

*Robert L. Smith* \_\_\_\_\_ 2/12/2021  
 Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

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

*Michael J. P.P.S.* \_\_\_\_\_ 2/12/2021  
 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.

*Arnold Oliver* \_\_\_\_\_ 2/12/2021  
 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.L.G.* \_\_\_\_\_ JANUARY 27, 2021  
 Aaron L. Gerber, P.S. 8379 DATE



TRANSFER NOT NECESSARY  
 DATE March 2, 2021  
 AUDITOR hekie Mcla-p

Δ 25°30'00"  
 R 600.00'  
 A 267.04'  
 T 135.77'  
 B=N 35°31'00" E  
 C 264.84'

Δ 45°51'01"  
 R 450.00'  
 A 360.11'  
 T 190.32'  
 B=S 25°20'30" W  
 C 350.57'

LOT 27  
 BLACKHAWK SUBDIVISION  
 REPLAT OF 20, 21 & 22  
 P. 19-2686  
 (9.569 AC)

BRENT A. MILLER  
 AMY R. MILLER  
 O.R. 271-6721  
 PN 2601133020

LOT 33  
 9.604 AC.

LOT 19  
 BLACKHAWK SUBDIVISION No. 1  
 REPLAT OF LOT 17  
 P.V. 2-291  
 JOHN H. MULLET III  
 LORENE K. MULLET  
 O.R. 182-3367

WENDALL A. TROYER  
 JANA E. TROYER  
 O.R. 260-4937

LOT 18  
 BLACKHAWK SUBDIVISION No. 1  
 REPLAT OF LOT 17  
 P.V. 2-291  
 TIMOTHY L. TROYER  
 O.R. 265-1218

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 LOTS 12.199 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 12.199 ACRES

THESE LOTS ARE 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.00'	150.53'	150.14'	N 41°04'46" E	14°22'29"
C2	600.00'	116.51'	116.32'	N 28°19'46" E	11°07'31"

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

WALNUT CREEK TOWNSHIP  
 N.W. QTR. SECTION 24  
 T-9 N; R-4 W  
 HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: DEC. 14, 2020  
 KES\GRB WORKS\S-659-20

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