

Salt Creek Township
S.W. Qtr. Section 36
T-15 N, R-12 W
Holmes County, Ohio

Hopeview Subdivision Allotment No.1 Replat No. 1

Replat of
Hopeview Subdivision Allotment No.1 Replat of Lots 3 & 4
(Plat Vol. 17 Page 283)
Lot 17 and Lot 18
(Final)

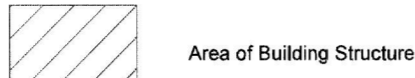
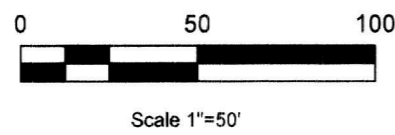
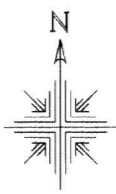
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B: 19 P: 4424
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/16/2021 03:43 PM
PLAT MED . 43.20
PAGES: 1
ORV 277 PG 3529
ORV 277 PG 3533
ORV 277 PG 3537

Agent: Mark Weaver
8515 T.R. 635
Fredricksburg, OH 44627
Phone: 330-465-7016

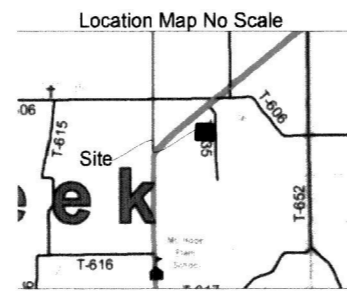
REFERENCES:
Deeds as shown

Plat Vol 2 Page 261
Plat Vol. 17 Page 283

Area in Lots 4.500 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 4.500 Acres



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

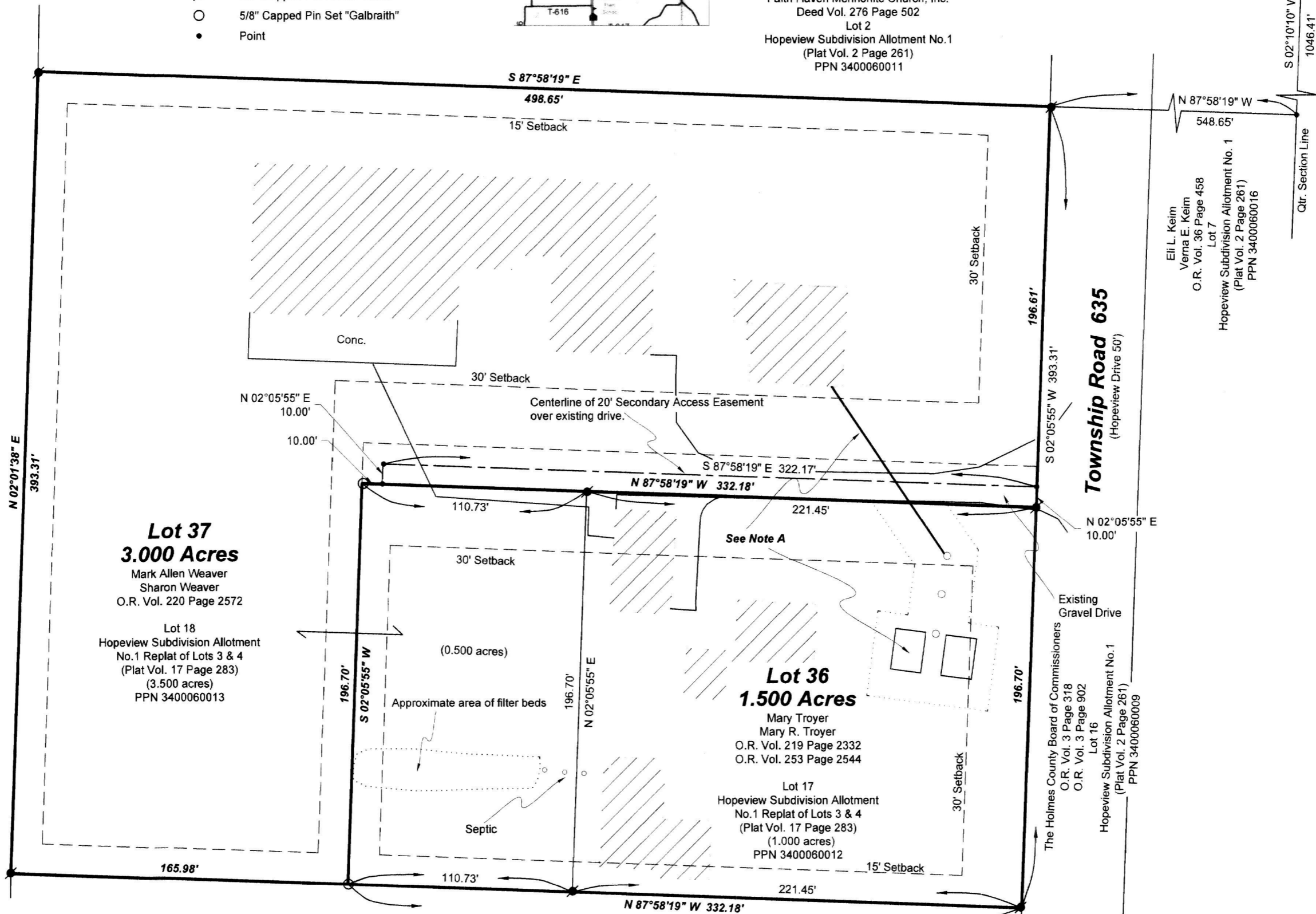


Faith Haven Mennonite Church, Inc.
Deed Vol. 276 Page 502
Lot 2
Hopeview Subdivision Allotment No.1
(Plat Vol. 2 Page 261)
PPN 3400060011

MASTER PLAT: The Purpose of this survey:

- Action 1.) Convey 0.500 acres from Mark Allen Weaver and Sharon Weaver to Mary Troyer aka Mary R. Troyer
- Action 2.) Record Plat to create new lots.
- Action 3.) Convey New Lot 36 of Hopeview Subdivision Allotment Replat No. 1.
- Action 4.) Convey New Lot 37 of Hopeview Subdivision Allotment Replat No. 1.

36 | 36
36 | 36



Robert W. Beachy
O.R. Vol. 200 Page 611
PPN 3400308001

Lot 37
3.000 Acres
Mark Allen Weaver
Sharon Weaver
O.R. Vol. 220 Page 2572

Lot 18
Hopeview Subdivision Allotment
No.1 Replat of Lots 3 & 4
(Plat Vol. 17 Page 283)
(3.500 acres)
PPN 3400060013

Lot 36
1.500 Acres
Mary Troyer
Mary R. Troyer
O.R. Vol. 219 Page 2332
O.R. Vol. 253 Page 2544

Lot 17
Hopeview Subdivision Allotment
No.1 Replat of Lots 3 & 4
(Plat Vol. 17 Page 283)
(1.000 acres)
PPN 3400060012

CERTIFICATE OF SEPTIC SYSTEM EASEMENT

We hereby acknowledge that the septic system for the dwelling located on Lot 37 was constructed on the adjacent Lot 36 as shown hereon and hereby grant a sewer/septic easement for any further construction or maintenance of said septic system.

Mary Troyer aka Mary R. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on March 9, 2021

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.

Mary Troyer aka Mary R. Troyer, Pursuant to electronic signature verification by Holmes County Planning Commission on March 9, 2021

Sharon Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on March 9, 2021

Mark Allen Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on March 9, 2021

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE SECONDARY ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 36 of the Hopeview Subdivision Allotment No. 1 Replat No. 1 their heirs and assigns, a 20' secondary access easement over the existing drive for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Sharon Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on March 9, 2021

Mark Allen Weaver, Pursuant to electronic signature verification by Holmes County Planning Commission on March 9, 2021

Robert Kim Kornhaus
Lyla Johnson Kornhaus
Deed Vol. 275 Page 453
Lot 15
Hopeview Subdivision Allotment No.1
(Plat Vol. 2 Page 261)
PPN 3400060004

Note A: The location of the filter beds and sewer line from the house to septic tanks may not reflect the actual location of said features and are shown hereon to depict the purpose/necessity for a sewer easement that serves the New Lot 37.

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
Arnold Oliver P.E., P.S. 5/19/2021
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled Hopeview Subdivision Allotment No. 1 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. Burr 5/19/2021
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.
Robert G. Smith 5/19/21
CHAIRMAN, COUNTY COMMISSIONERS DATE

NOTES:

- (1) Basis of Bearing are from Plat Vol. 17 Page 283
- (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) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) Lots 36 and 37 are used for residential purposes
- (6) No further splits will be permitted without replating said lot.

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.

Arnold Oliver 5/19/2021
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.
Robert G. Smith 5/19/2021
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

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 36 and 37 of the Hopeview Subdivision Allotment No. 1 Replat No. 1 shall be responsible for the the Maintenance of said 20 foot secondary access easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said easement and choose to do so.



CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith
Caleb Jerome Galbraith P.S. 8703
Date: January 18, 2021
Job ID: 1921-H35

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY
DATE June 16, 2021
AUDITOR *James Matye*