

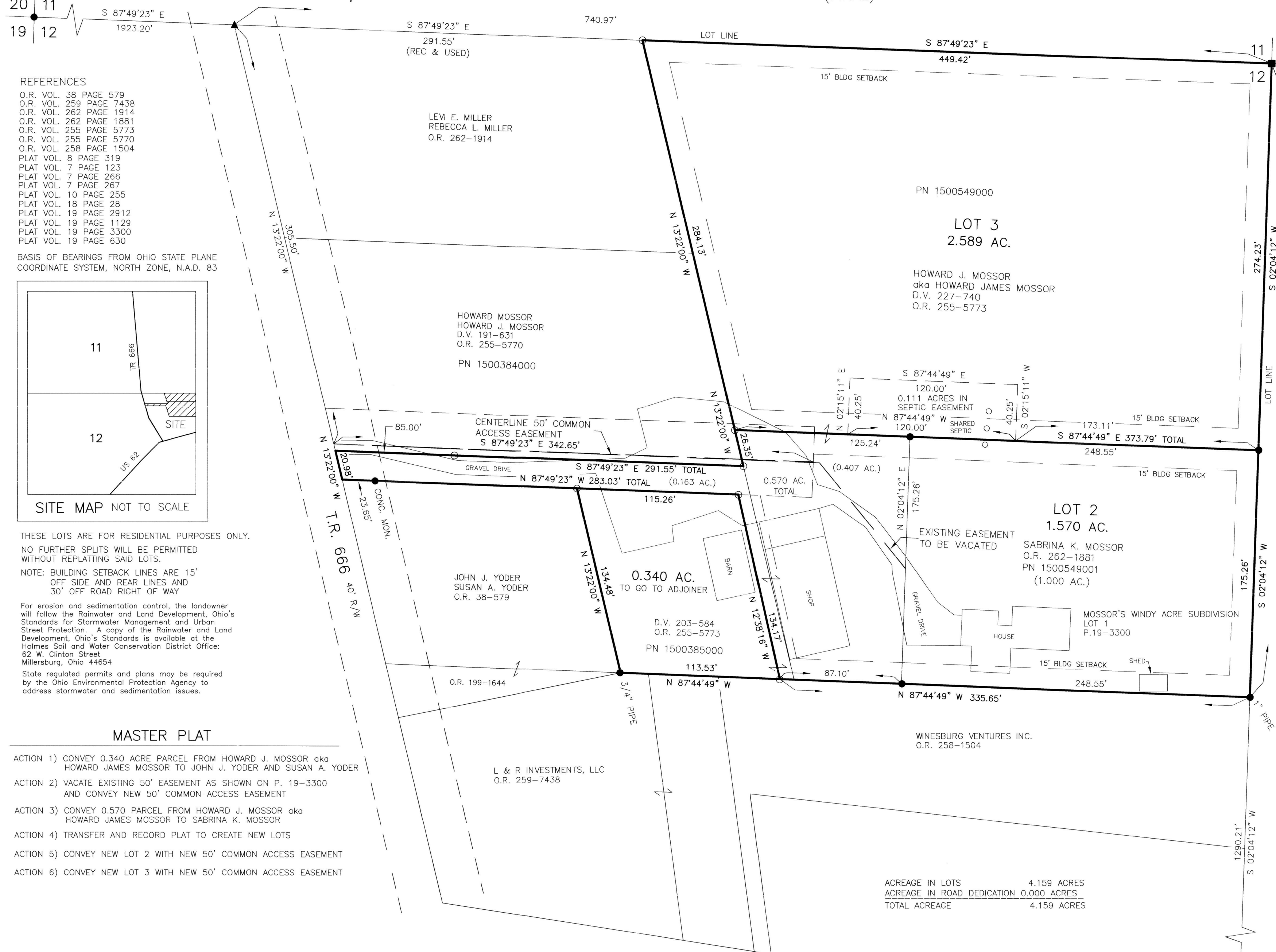
# MOSSOR'S WINDY ACRE SUBDIVISION REPLAT No. 1

## REPLAT OF MOSSOR'S WINDY ACRE SUBDIVISION (P. 19-3300) LOT 1 and ADDITIONAL LANDS

(FINAL)

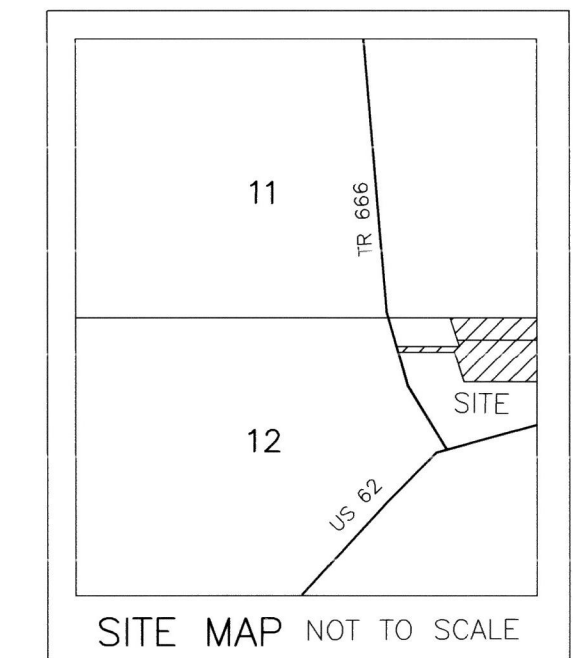
AGENT:  
ORUS MAST  
8080 T.R. 669  
DUNDEE, OH 44624  
PHONE: 330-473-9077

202100018693  
B: 19 P: 4554  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
11/19/2021 01:26 PM  
PLAT MED . 43.20  
PAGES: 1



- REFERENCES**
- O.R. VOL. 38 PAGE 579
  - O.R. VOL. 259 PAGE 7438
  - O.R. VOL. 262 PAGE 1914
  - O.R. VOL. 262 PAGE 1881
  - O.R. VOL. 255 PAGE 5773
  - O.R. VOL. 255 PAGE 5770
  - O.R. VOL. 258 PAGE 1504
  - PLAT VOL. 8 PAGE 319
  - PLAT VOL. 7 PAGE 123
  - PLAT VOL. 7 PAGE 266
  - PLAT VOL. 7 PAGE 267
  - PLAT VOL. 10 PAGE 255
  - PLAT VOL. 18 PAGE 28
  - PLAT VOL. 19 PAGE 2912
  - PLAT VOL. 19 PAGE 1129
  - PLAT VOL. 19 PAGE 3300
  - PLAT VOL. 19 PAGE 630

BASIS OF BEARINGS FROM OHIO STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83



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

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.

**MASTER PLAT**

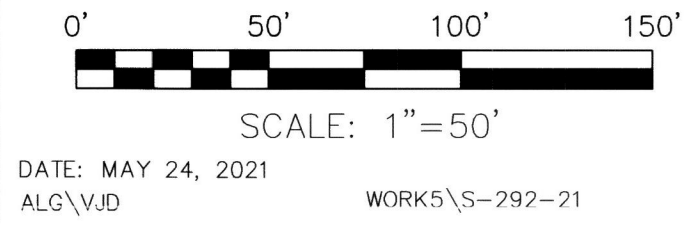
- ACTION 1) CONVEY 0.340 ACRE PARCEL FROM HOWARD J. MOSSOR aka HOWARD JAMES MOSSOR TO JOHN J. YODER AND SUSAN A. YODER
- ACTION 2) VACATE EXISTING 50' EASEMENT AS SHOWN ON P. 19-3300 AND CONVEY NEW 50' COMMON ACCESS EASEMENT
- ACTION 3) CONVEY 0.570 PARCEL FROM HOWARD J. MOSSOR aka HOWARD JAMES MOSSOR TO SABRINA K. MOSSOR
- ACTION 4) TRANSFER AND RECORD PLAT TO CREATE NEW LOTS
- ACTION 5) CONVEY NEW LOT 2 WITH NEW 50' COMMON ACCESS EASEMENT
- ACTION 6) CONVEY NEW LOT 3 WITH NEW 50' COMMON ACCESS EASEMENT

ACREAGE IN LOTS	4.159 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	4.159 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.  
**Howard J. Mossor**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
HOWARD J. MOSSOR aka HOWARD JAMES MOSSOR DATE  
**Sabrina K. Mossor**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
SABRINA K. MOSSOR DATE  
CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 2 & 3, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
**Howard J. Mossor**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
HOWARD J. MOSSOR aka HOWARD JAMES MOSSOR DATE  
aka HOWARD MOSSOR  
**Sabrina K. Mossor**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
SABRINA K. MOSSOR DATE  
ACKNOWLEDGEMENT OF ENCROACHMENT  
We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.  
**Howard J. Mossor**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
HOWARD J. MOSSOR DATE  
**Sabrina K. Mossor**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
SABRINA K. MOSSOR DATE  
**William H. Schneider, President**, pursuant to electronic signature verification by Holmes County Planning Commission on August 3, 2021.  
WILSONBURG VENTURES INC. DATE  
CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled MOSSOR'S WINDY ACRE 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.  
*Michael E. Herr* 10/6/2021  
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]* 10/6/2021  
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 Z. Auld* 10/25/2021  
Chairman, County Commissioners DATE  
CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
*[Signature]* 10/6/2021  
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* 10/6/2021  
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* JULY 8, 2021  
Aaron L. Gerber, P.S. 8379 DATE

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

PAINT TOWNSHIP  
4TH. QTR., LOT 12  
T-10 N; R-5 W  
HOLMES COUNTY, OHIO



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

**TRANSFER NOT NECESSARY**  
DATE Nov. 19, 2021  
AUDITOR hckie McFee-D

