

PaNa View Subdivision Replat No. 1

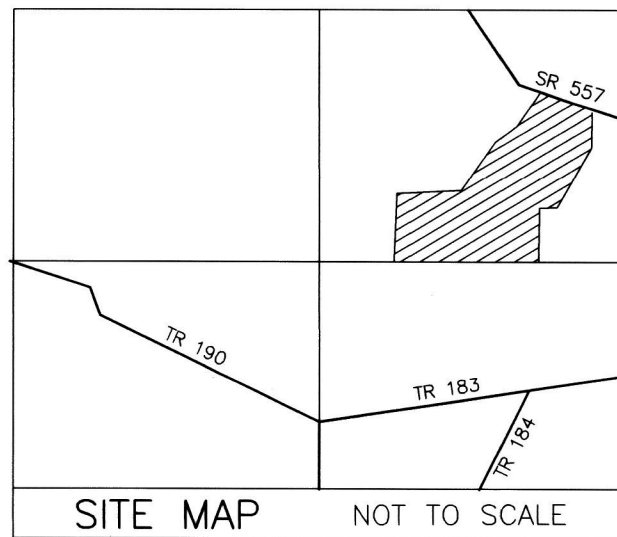
Replat of PaNa View Subdivision (P. 19-4236) Lots 2 & 3

(FINAL)

TRANSFER NOT NECESSARY

DATE May 5, 2022

AUDITOR Jack Kinkead



AGENT:
 JOHN HENRY TROYER
 3475 T.R. 194
 SUGARCREEK, OHIO 44681
 PHONE: 330-231-8236

REFERENCES

O.R. VOL. 274 PAGE 6601
 O.R. VOL. 279 PAGE 6066
 O.R. VOL. 276 PAGE 681
 O.R. VOL. 274 PAGE 6599
 O.R. VOL. 273 PAGE 7464
 PLAT VOL. 19 PAGE 4177
 PLAT VOL. 19 PAGE 4236
 PLAT VOL. 19 PAGE 4319

ACREAGE IN LOT 7.935 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 7.935 ACRES

THIS LOT IS FOR RESIDENTIAL AND COMMERCIAL 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.

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.

Myron Ray Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

MYRON RAY TROYER _____ DATE _____

Ruth Ellen Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

RUTH ELLEN TROYER _____ DATE _____

John Henry Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

JOHN HENRY TROYER _____ DATE _____

Linda Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

LINDA TROYER _____ DATE _____

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 4, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Paul M. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

PAUL M. MILLER, OWNER _____ DATE _____

Myron Ray Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

MYRON RAY TROYER _____ DATE _____

Ruth Ellen Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

RUTH ELLEN TROYER _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled PaNa View 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 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. Herr 4/19/2022

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.

Michelle Wood 4/19/2022

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.

Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

Donald C. Baker 4/19/2022

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 4/19/2022

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.

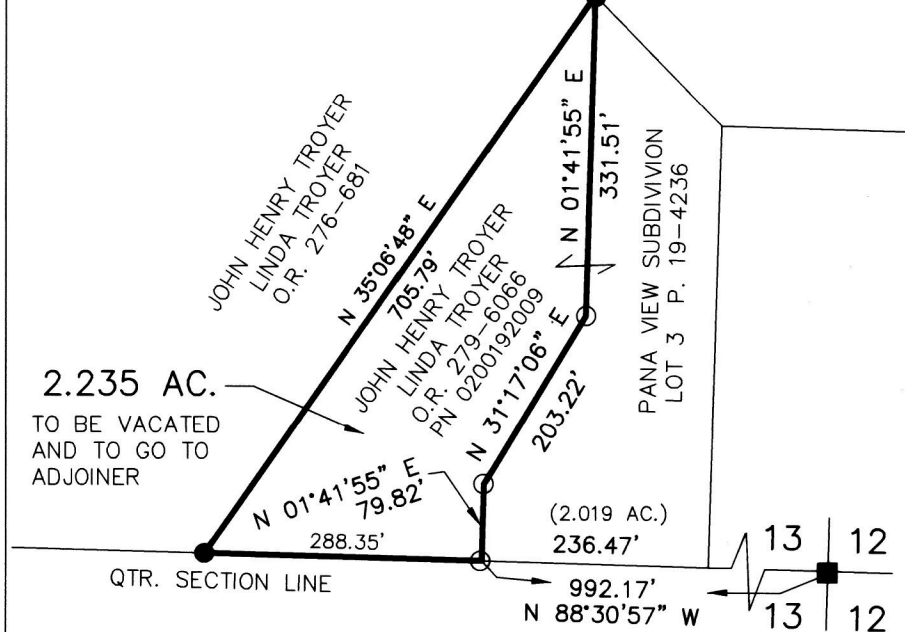
Donald C. Baker MARCH 28, 2022

Donald C. Baker P.S. 6938 _____ DATE _____

MASTER PLAT

- ACTION 1) AFFIDAVIT TO VACATE 2.235 ACRES OF LOT 3 (AS SHOWN HEREON) OF PANA VIEW SUBDIVISION
- ACTION 2) CONVEY NEW 2.235 ACRES FROM JOHN HENRY TROYER LINDA TROYER TO THEMSELVES
- ACTION 3) RESURVEY THE BALANCE OF LOT 3 AND CONVEY 2.019 ACRES FROM JOHN HENRY TROYER AND LINDA TROYER TO MYRON RAY TROYER AND RUTH ELLEN TROYER
- ACTION 4) VACATE EXISTING 50' EASEMENT (ACCESS TO LOT 3) RECORDED IN P. 19-4236
- ACTION 5) CONVEY 17.837 ACRES
- ACTION 6) TRANSFER AND RECORD PLAT
- ACTION 7) CONVEY NEW LOT 4

VACATION PLAT OF A PART OF LOT 3 OF PANA VIEW SUBDIVISION (P. 19-4236)



We, the undersigned, certify that we are the owners of PaNa View Subdivision and hereby vacate a part (as shown hereon) of Lot 3 in PaNa View Subdivision as recorded in Plat 19 page 4236.

Paul M. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

PAUL M. MILLER, OWNER _____ DATE _____

Myron Ray Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

MYRON RAY TROYER _____ DATE _____

Ruth Ellen Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

RUTH ELLEN TROYER _____ DATE _____

John Henry Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

JOHN HENRY TROYER _____ DATE _____

Linda Troyer, pursuant to electronic signature verification by Holmes County Planning Commission on April 13, 2022.

LINDA TROYER _____ DATE _____

I hereby accept this vacation of a part (as shown hereon) of Lot 3 in PaNa View Subdivision as recorded in Plat vol. 19 page 4236.

Arnold Oliver 4/19/2022

Arnold Oliver _____ Date _____

Holmes County Planning Commission

LEON RAY MAST
 LOIS MAST
 O.R. 25-306

O.R. 169-2673
 365.34' S 89°56'44" E
 114.72' S 84°51'33" E

17.837 AC.
 JOHN HENRY TROYER
 LINDA TROYER
 O.R. 276-681
 PN 0200192010
 (15.783 AC)
 15.602 AC

LOT 4
 7.935 AC.

PANA VIEW SUBDIVISION
 LOT 2
 P. 19-4236

MYRON RAY TROYER
 RUTH ELLEN TROYER
 O.R. 274-6601
 PN 0200192008
 (5.917 AC.)

PANA VIEW SUBDIVISION
 LOT 1
 P. 19-4236

CHARM COUNTRYVIEW INN, LLC
 O.R. 274-6599

WILBUR JAY MILLER, CO-TRUSTEE
 REBECCA A. BEACHY, CO-TRUSTEE
 O.R. 273-7464

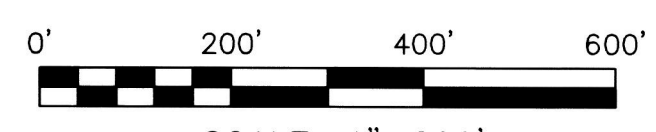
O.R. 169-2673
 795.82' S 88°30'57" E

QTR. SECTION LINE
 574.58' N 01°41'55" E
 288.34' N 31°17'06" E
 236.47' N 01°41'55" E
 862.92' N 88°30'57" W

QTR. SECTION LINE
 992.17' N 88°30'57" W
 755.70'

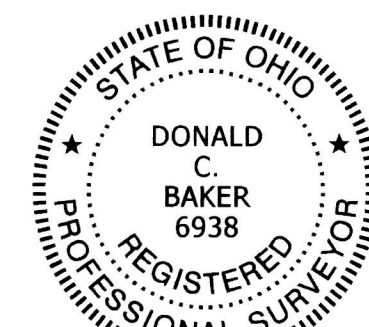
BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 EMAIL: bakersurveying@gmail.com

CLARK TOWNSHIP
 N.E. QTR. SECTION 13
 T-8 N; R-5 W
 HOLMES COUNTY, OHIO



DATE: JAN. 31, 2022 FDB\KES WORK6\S-50-22\CNK

- 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"



Donald C. Baker MARCH 28, 2022
 Donald C. Baker P.S. 6938 _____ DATE _____