

# CHERRY RIDGE ACRES SUBDIVISION REPLAT No. 1

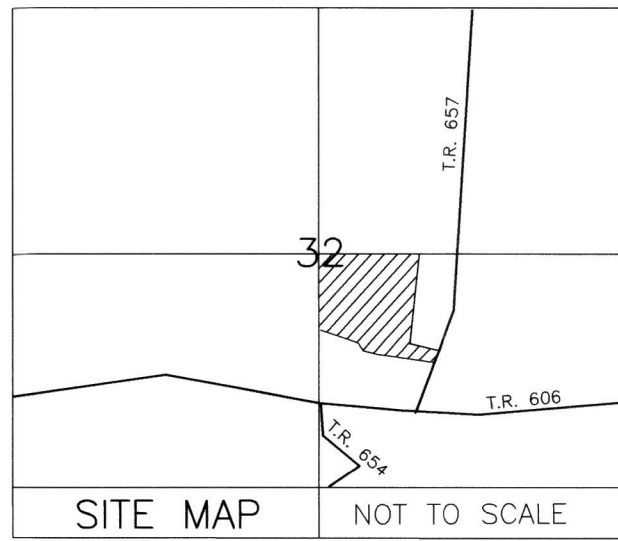
## REPLAT OF CHERRY RIDGE ACRES SUBDIVISION (P. 19-1686) LOTS 1 & 2

(FINAL)

**TRANSFER NOT NECESSARY**

DATE June 8, 2022  
AUDITOR Jackie McKee-D

20220002671  
B: 19 P: 4714  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
06/08/2022 10:19 AM  
PLAT MED . 43.20  
PAGES: 1



AGENT:  
ABE TROYER  
8595 T.R. 657  
FREDERICKSBURG, OHIO 44627  
PHONE: 330-359-5940

**REFERENCES**

O.R. VOL. 251 PAGE 6471  
O.R. VOL. 251 PAGE 6912  
O.R. VOL. 267 PAGE 1722  
O.R. VOL. 217 PAGE 835  
PLAT VOL. 19 PAGE 1686  
PLAT VOL. 19 PAGE 160

BASIS OF BEARINGS FROM  
O.R. VOL. 251 PAGE 6912

**MASTER PLAT**

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 2.484 ACRES TO ADJOINER
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 3
- ACTION 4) CONVEY NEW LOT 4

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

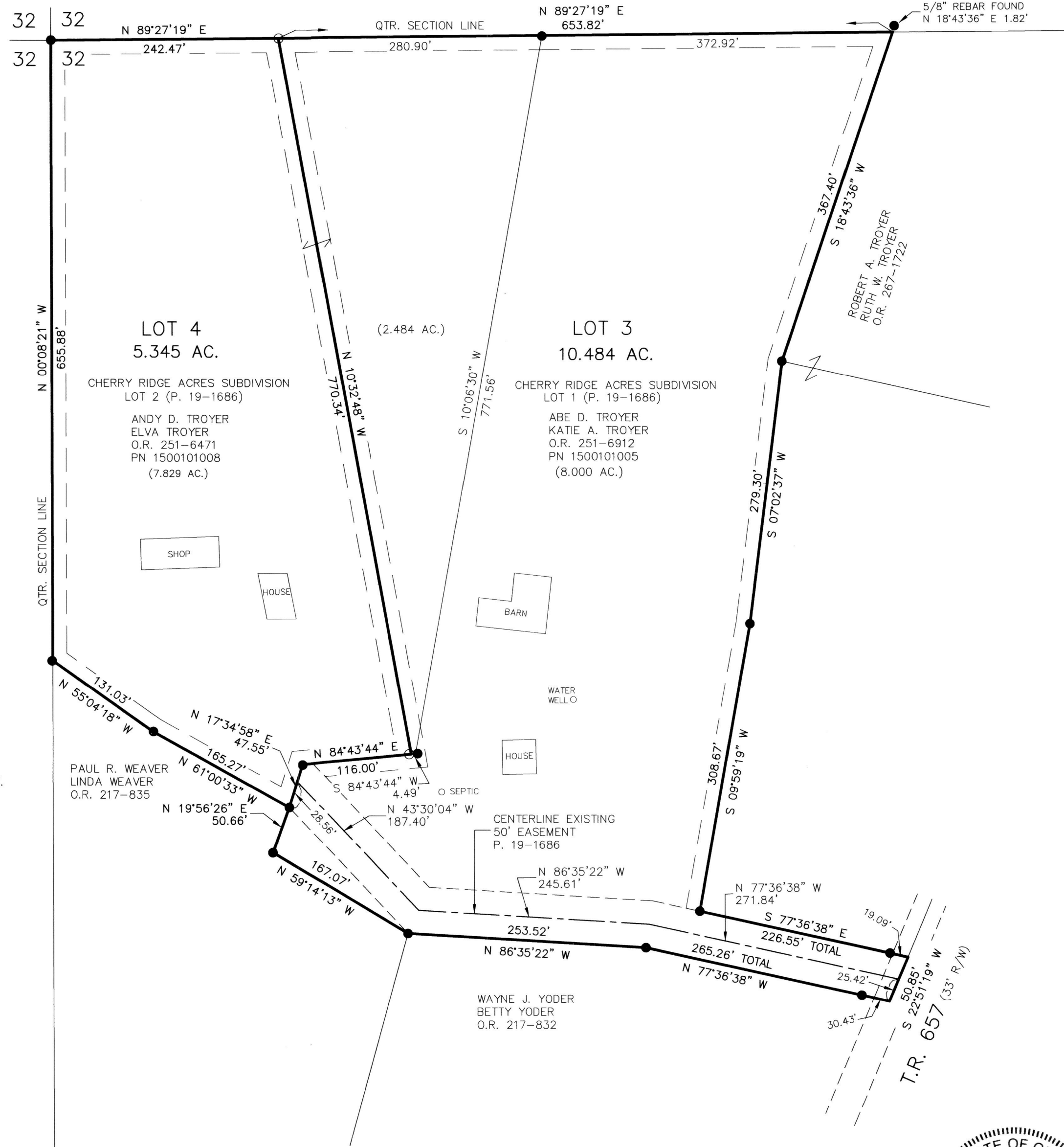
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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.

ACREAGE IN LOTS 15.829 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 15.829 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.

ABE D. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

ABE D. TROYER DATE  
KATIE A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

KATIE A. TROYER DATE  
ANDY D. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

ANDY D. TROYER DATE  
ELVA TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

ELVA TROYER DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 3 & 4 their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

ABE D. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

ABE D. TROYER DATE  
KATIE A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

KATIE A. TROYER DATE  
ANDY D. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

ANDY D. TROYER DATE  
ELVA TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 13, 2022.

ELVA TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled CHERRY RIDGE ACRES 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.

*Michelle Wood*  
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*  
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.

*Joe Miller*  
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.

*Donald C. Baker*  
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.

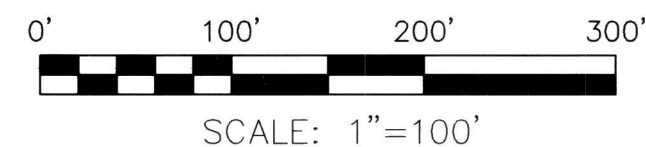
*Arnold Oliver*  
Holmes County Planning Commission DATE

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*  
Donald C. Baker P.S. 6938 JANUARY 26, 2022 DATE

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

PAINT TOWNSHIP  
S.E. QTR. SECTION 32  
T-15 N; R-11 W  
HOLMES COUNTY, OHIO



DATE: SEPT. 21, 2020 TAB\VDJ WORK6\S-496-20\CNK  
REVISED: DEC. 16, 2021

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

