

SHADEY LANE SUBDIVISION REPLAT NO. 2

REPLAT OF SHADEY LANE SUBDIVISION REPLAT OF LOT 1 AND ADDITIONAL LANDS (P. 19-2558) LOT 2

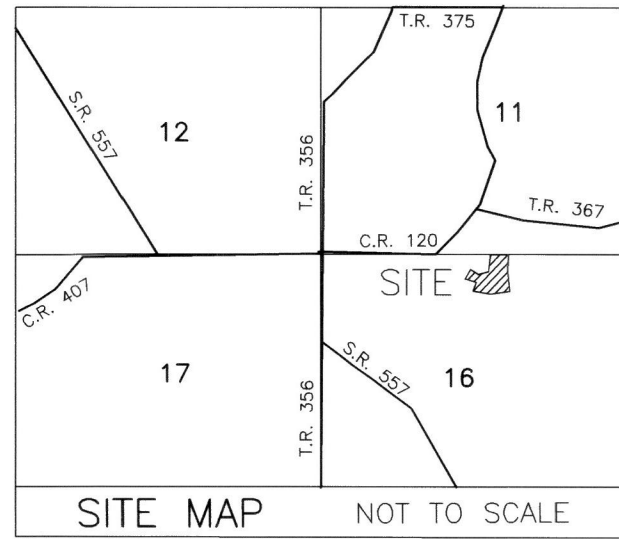
TRANSFER NOT NECESSARY

DATE April 28, 2023
REVISOR Aden H. Nisley

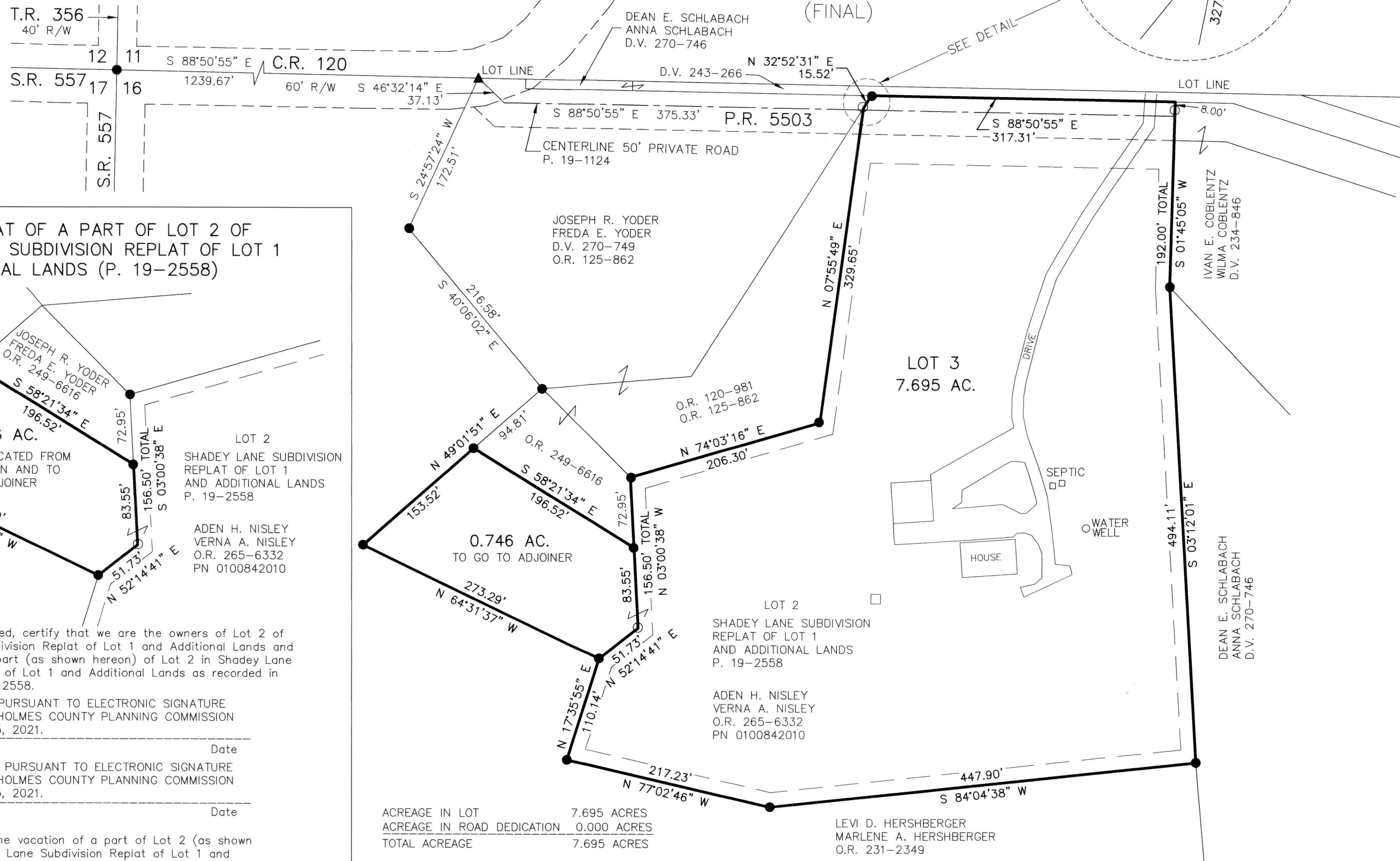
202300001706

B: 19 P: 4985
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/28/2023 10:41 AM
PLAT MED . 43.20
PAGES: 1

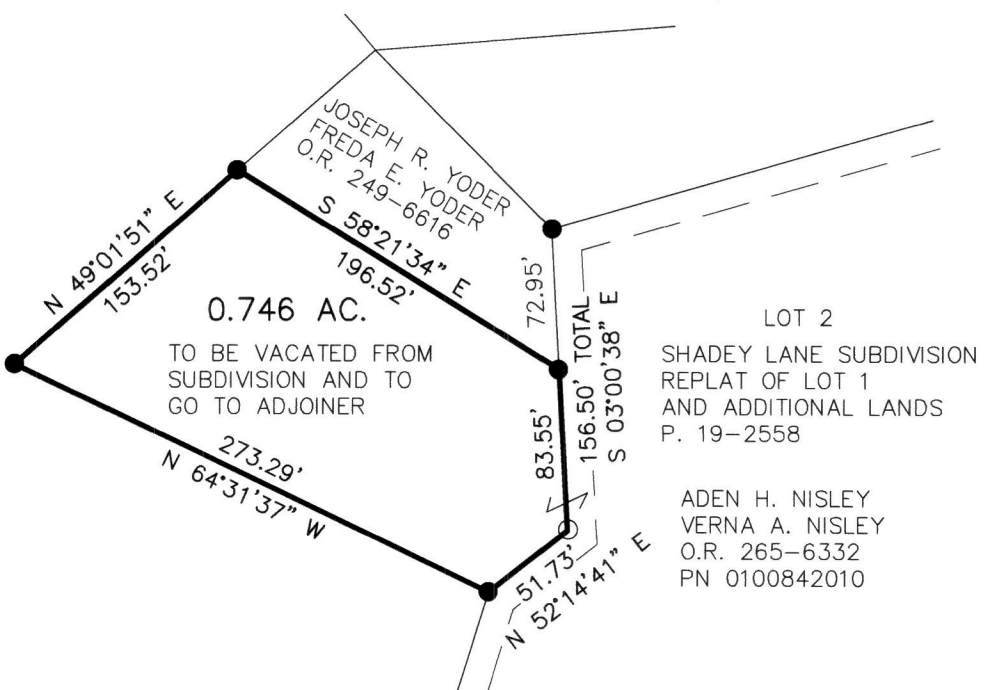
ORV 285 Pg 2553
ORV 285 Pg 2555
ORV 285 Pg 2557



AGENT:
JOSEPH YODER
4614 C.R. 120
MILLERSBURG, OHIO 44654
PHONE: 330-600-1589



VACATION PLAT OF A PART OF LOT 2 OF SHADEY LANE SUBDIVISION REPLAT OF LOT 1 AND ADDITIONAL LANDS (P. 19-2558)



We, the undersigned, certify that we are the owners of Lot 2 of Shadey Lane Subdivision Replat of Lot 1 and Additional Lands and hereby vacate a part (as shown hereon) of Lot 2 in Shadey Lane Subdivision Replat of Lot 1 and Additional Lands as recorded in Plat vol. 19 page 2558.

ADEN H. NISELY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

Aden H. Nisley Date

VERNA A. NISELY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

Verna A. Nisley Date

I hereby accept the vacation of a part of Lot 2 (as shown hereon) in Shadey Lane Subdivision Replat of Lot 1 and Additional Lands as recorded in Plat 19 page 2558.

AO 11/29/2022 Date

Arnold Oliver Date
Holmes County Planning Commission

ACREAGE IN LOT	7.695 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	7.695 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

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
THE PURPOSE OF THIS SURVEY
- ACTION 1) RECORD AFFIDAVIT TO VACATE 0.746 ACRES OF LOT 2 OF SHADEY LANE SUBDIVISION REPLAT OF LOT 1 AND ADDITIONAL LANDS
 - ACTION 2) CONVEY 0.746 ACRES FROM ADEN H. NISELY AND VERNA A. NISELY TO JOSEPH R. YODER AND FRED A. YODER
 - ACTION 3) TRANSFER AND RECORD PLAT TO CREATE NEW LOT 3
 - ACTION 4) CONVEY NEW LOT 3 FROM ADEN H. NISELY AND VERNA A. NISELY TO THEMSELVES

- REFERENCES
- DEED VOL. 270 PAGE 746
 - O.R. VOL. 265 PAGE 6332
 - O.R. VOL. 249 PAGE 6616
 - O.R. VOL. 125 PAGE 862
 - O.R. VOL. 231 PAGE 2349
 - PLAT VOL. 19 PAGE 1124
 - PLAT VOL. 19 PAGE 2558
- BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83

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.

ADEN H. NISELY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

ADEN H. NISELY DATE

VERNA A. NISELY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

VERNA A. NISELY DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lot 3, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

ADEN H. NISELY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

ADEN H. NISELY DATE

VERNA A. NISELY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

VERNA A. NISELY DATE

JOSEPH R. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

JOSEPH R. YODER DATE

FREDA E. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 15, 2021.

FREDA E. YODER DATE

DEAN E. SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 22, 2022.

DEAN E. SCHLABACH DATE

ANNA SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 22, 2022.

ANNA SCHLABACH DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled SHADEY LANE SUBDIVISION REPLAT No. 2 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

Aden H. Nisley 11/29/2022
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.

Levi D. Hershberger 11/29/2022
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.

Joe May 11/29/2022
Chairman, County Commissioners DATE

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

Donald C. Baker P.E., P.S. 11/29/2022
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.

AO 11/29/2022
Holmes County Planning Commission DATE

CERTIFICATE OF APPROVAL OF PLAT
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.

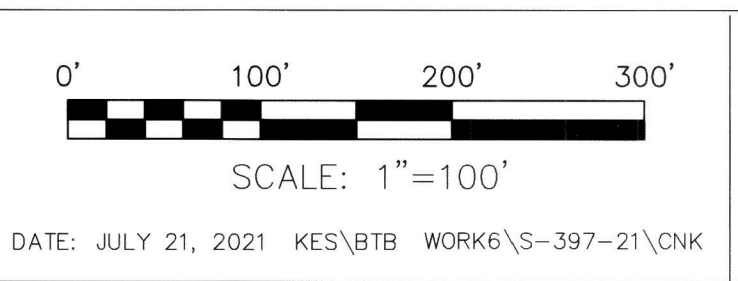
AO 11/29/2022
Holmes County Planning Commission DATE

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 P.S. 6938
AUGUST 17, 2021
DATE

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

BERLIN TOWNSHIP
4TH QTR., LOT 16
T-9 N; R-6 W
HOLMES COUNTY, OHIO



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

