

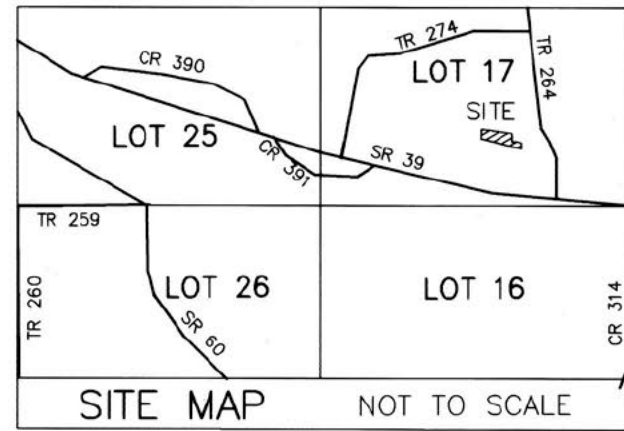
# HAUDERSON ACRES SUBDIVISION REPLAT No. 1

## REPLAT OF HAUDERSON ACRES SUBDIVISION (P. 19-1863) LOT 2 AND ADDITIONAL LAND

(FINAL)

202300004026

B: 19 P: 5114  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
10/06/2023 10:44 AM  
PLAT MED . 43.20  
PAGES: 1



AGENT:  
MARVIN RABER  
5695 T.R. 264  
MILLERSBURG, OHIO 44654  
PHONE: 740-507-6026

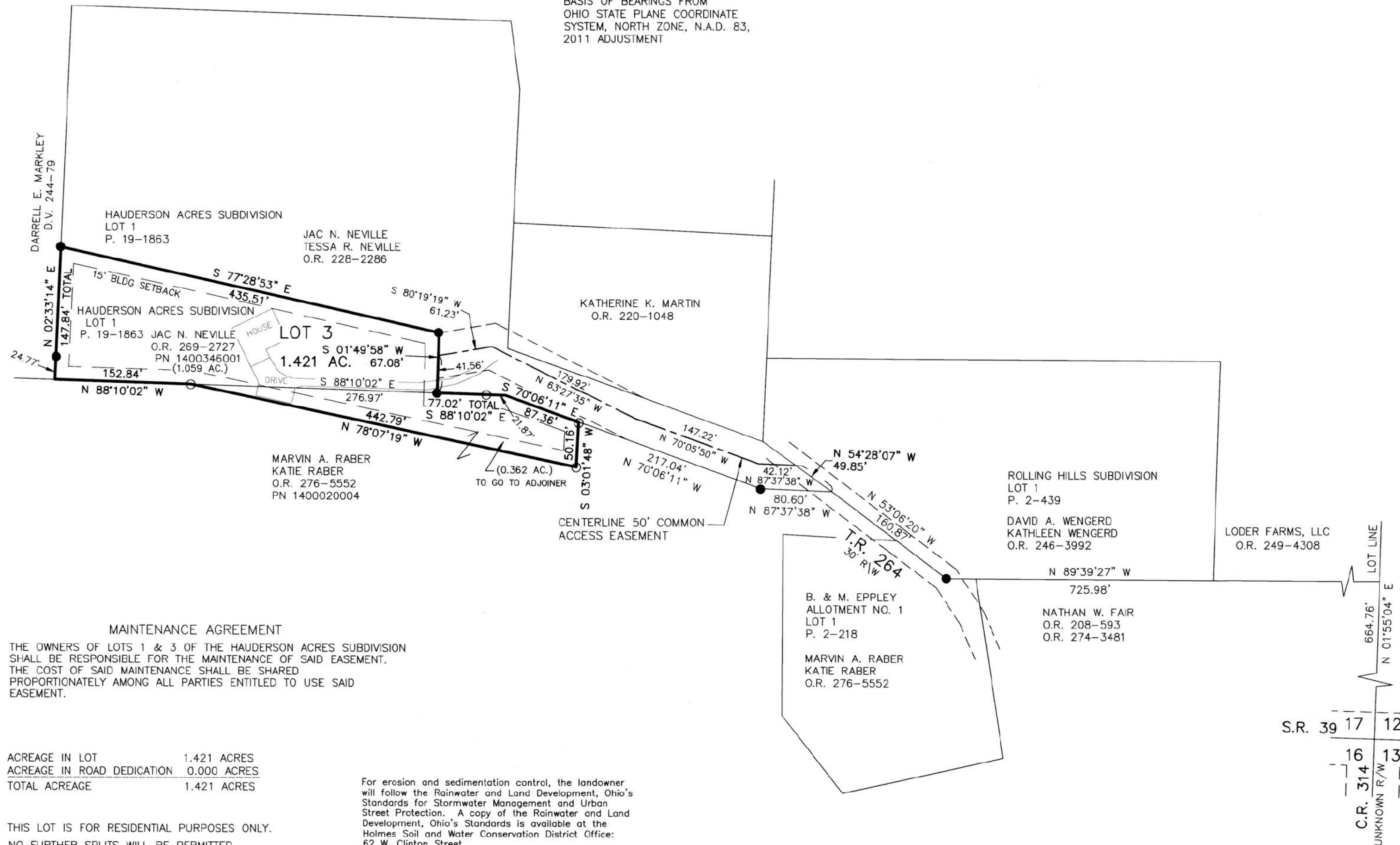
REFERENCES

DEED VOL. 244 PAGE 79  
O.R. VOL. 228 PAGE 2286  
O.R. VOL. 269 PAGE 2727  
O.R. VOL. 276 PAGE 5552  
PLAT VOL. 2 PAGE 439  
PLAT VOL. 19 PAGE 1863

MASTER PLAT

ACTION 1) CONVEY 0.362 ACRE PARCEL  
ACTION 2) TRANSFER AND RECORD PLAT  
ACTION 3) CONVEY NEW LOT 3

BASIS OF BEARINGS FROM  
OHIO STATE PLANE COORDINATE  
SYSTEM, NORTH ZONE, N.A.D. 83,  
2011 ADJUSTMENT



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.

JAC N. NEVILLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2023.

JAC N. NEVILLE DATE

TESS R. NEVILLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2023.

TESSA R. NEVILLE DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lots 1 & 3, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

JAC N. NEVILLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2023.

JAC N. NEVILLE DATE

TESS R. NEVILLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 22, 2023.

TESSA R. NEVILLE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled HAUDERSON 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr 8/23/2023  
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.

8/23/2023  
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.

8/23/2023  
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

8/23/2023  
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.

A.O. 8/23/2023  
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 8/23/2023  
DATE

MAINTENANCE AGREEMENT  
THE OWNERS OF LOTS 1 & 3 OF THE HAUDERSON ACRES SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID EASEMENT.

ACREAGE IN LOT 1.421 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 1.421 ACRES

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOT.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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.

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

MONROE TOWNSHIP  
1ST QTR., LOT 17  
T-9 N; R-8 W  
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: JUNE 22, 2023 FDB\KES WORK6\S-331-23\CNK

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

