

SPRING HILL SUBDIVISION REPLAT No. 2

REPLAT OF SPRING HILL SUBDIVISION (P. 2-165) TRACTS 1, 2, & 3 AND ADDITIONAL LANDS

(FINAL)

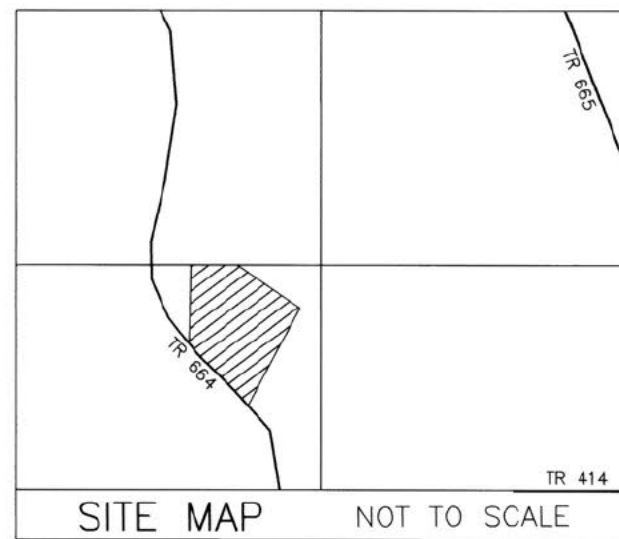
202300004286

B: 19 P: 5131
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/25/2023 01:59 PM
PLAT MED . 43.20
PAGES: 1

TRANSFER NOT NECESSARY

OCT. 25, 2023
FOR Jackie Mckee-PT

ORV 287 Pg 532
ORV 287 Pg 535
ORV 287 Pg 539
ORV 287 Pg 542
ORV 287 Pg 546



AGENT:
DUANE YODER
7218 T.R. 664
DUNDEE, OHIO 44624
PHONE: 330-275-6853

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.

JOHN A. HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 11, 2023.

JOHN A. HERSHBERGER DATE
REGINA D. HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 11, 2023.

REGINA D. HERSHBERGER DATE
DUANE D. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER, 2022.

DUANE D. YODER DATE
ESTHER A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 14, 2022.

ESTHER A. YODER DATE
DANIEL R. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 11, 2023.

DANIEL R. YODER DATE
EDNA J. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 11, 2023.

EDNA J. YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled SPRING HILL 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 systems of any lot is dependent on a site specific evaluation prior to the start of any construction.

Mich E. Herr 4/18/2023
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.

[Signature] 4/18/2023
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.

[Signature]
Chairman, County Commissioners DATE

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

[Signature] P.E., P.S. 4/18/2023
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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

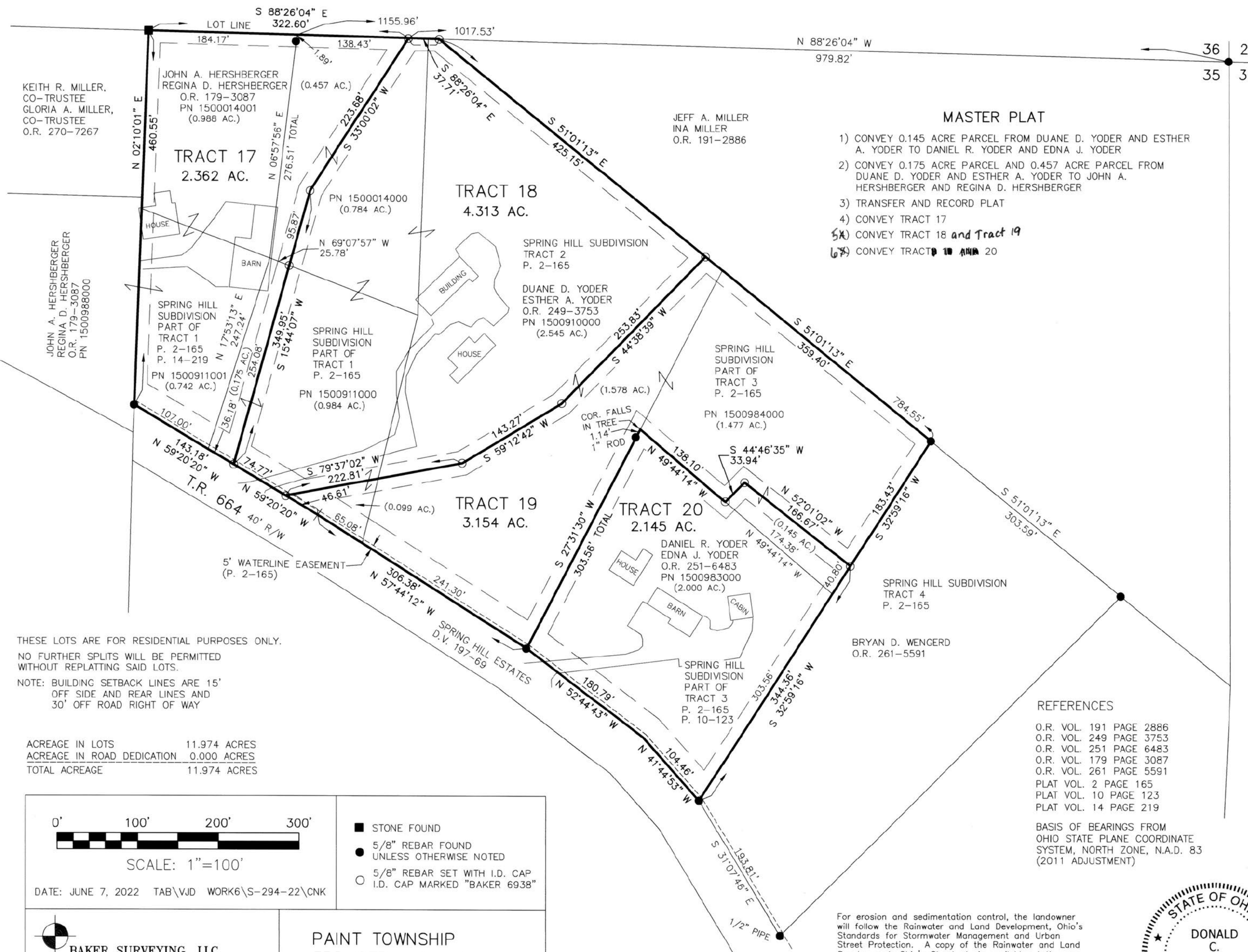
Arnold Oliver 4/18/2023
Holmes County Planning Commission DATE

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 DEC. 15, 2022
Donald C. Baker P.S. 6938 DATE

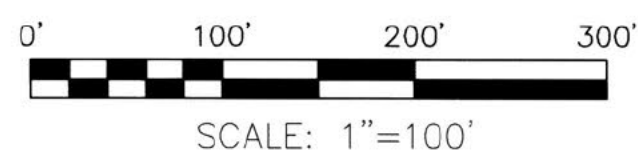
MASTER PLAT

- 1) CONVEY 0.145 ACRE PARCEL FROM DUANE D. YODER AND ESTHER A. YODER TO DANIEL R. YODER AND EDNA J. YODER
- 2) CONVEY 0.175 ACRE PARCEL AND 0.457 ACRE PARCEL FROM DUANE D. YODER AND ESTHER A. YODER TO JOHN A. HERSHBERGER AND REGINA D. HERSHBERGER
- 3) TRANSFER AND RECORD PLAT
- 4) CONVEY TRACT 17
- 5) CONVEY TRACT 18 and Tract 19
- 6) CONVEY TRACT 19 AND Tract 20



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

ACREAGE IN LOTS 11.974 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 11.974 ACRES



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

DATE: JUNE 7, 2022 TAB\VJD WORK6\S-294-22\CNK

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

PAINT TOWNSHIP
3RD QTR., LOT 35
T-10 N; R-4 W
HOLMES COUNTY, OHIO

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.

REFERENCES

- O.R. VOL. 191 PAGE 2886
- O.R. VOL. 249 PAGE 3753
- O.R. VOL. 251 PAGE 6483
- O.R. VOL. 179 PAGE 3087
- O.R. VOL. 261 PAGE 5591
- PLAT VOL. 2 PAGE 165
- PLAT VOL. 10 PAGE 123
- PLAT VOL. 14 PAGE 219

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

