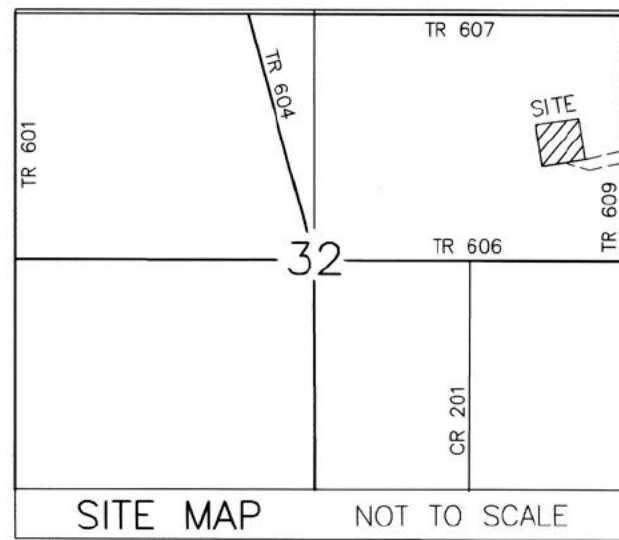


ORV 288 Pg 2248
ORV 288 Pg 2251

SALT CREEK TOWNSHIP SUBDIVISION No. 14

(FINAL)



AGENT:
 ANDY TROYER
 8689 T.R. 609
 FREDERICKSBURG, OHIO 44627
 PHONE: 330-695-2035

MASTER PLAT

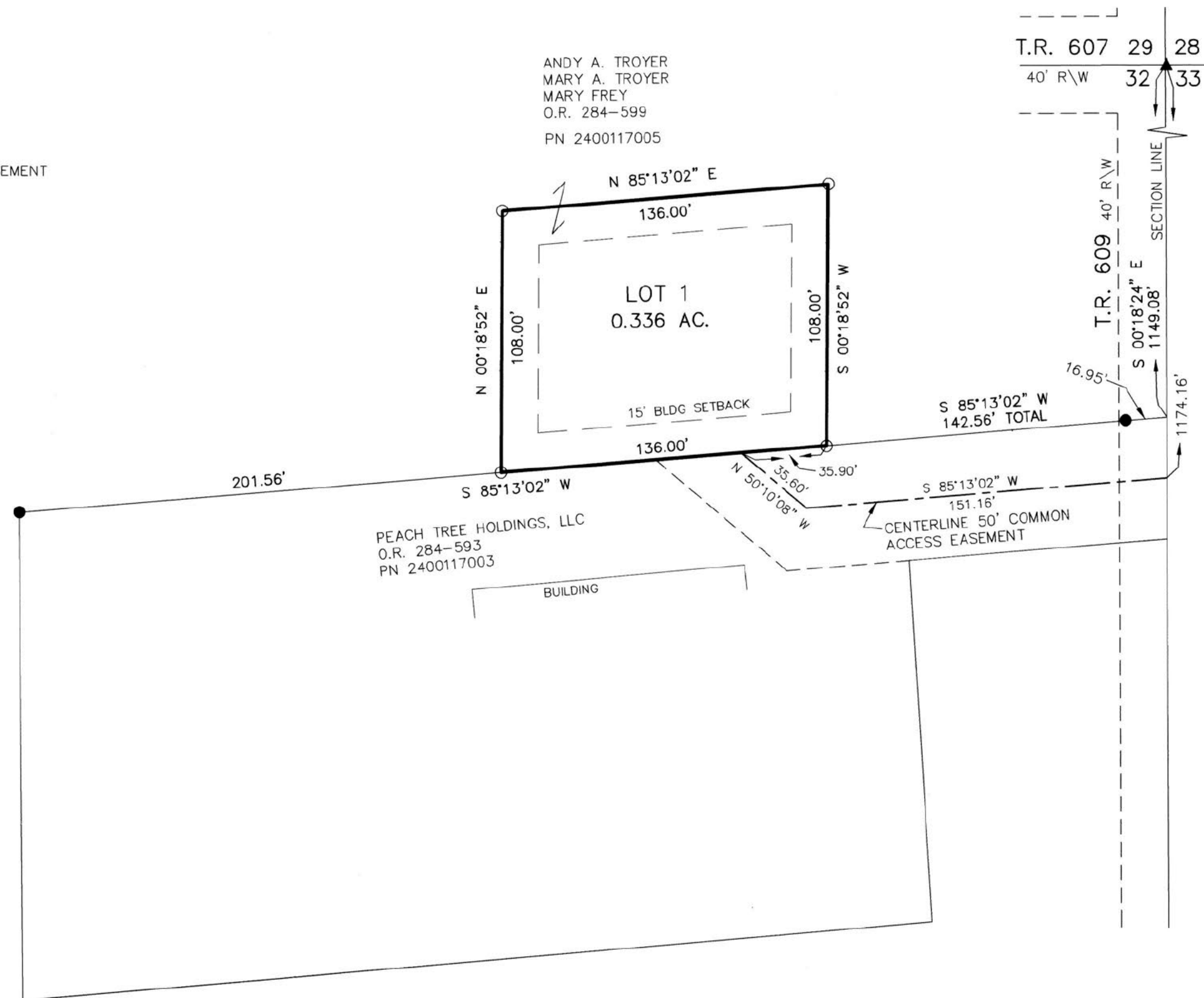
- ACTION 1) TRANSFER AND RECORD PLAT
- ACTION 2) CONVEY NEW 50' COMMON ACCESS EASEMENT
- ACTION 3) CONVEY LOT 1

REFERENCES

O.R. VOL. 284 PAGE 593
 O.R. VOL. 284 PAGE 599
 PLAT VOL. 19 PAGE 4889

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

ANDY A. TROYER
 MARY A. TROYER
 MARY FREY
 O.R. 284-599
 PN 2400117005



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

ACREAGE IN LOT	0.336 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	0.336 ACRES

TRANSFER NOT NECESSARY

DATE March 20, 2024

AUDITOR Jackie McCreo-PT

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.

ANDY A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION JANUARY 22, 2024.
 ANDY A. TROYER _____ DATE

MARY A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION JANUARY 22, 2024.
 MARY A. TROYER _____ DATE

MARY FREY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION JANUARY 22, 2024.
 MARY FREY _____ DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

ANDY A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION JANUARY 22, 2024.
 PEACH TREE HOLDINGS, LLC _____ DATE
 ANDY A. TROYER, MANAGER

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled SALT CREEK TOWNSHIP SUBDIVISION No. 14 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.

Mark E. Horvath 2/16/2024
 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] 2/16/2024
 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.

Don H. Han 2/22/24
 Chairman, County Commissioners _____ DATE

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

Donald C. Baker P.S. 2/16/2024
 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 2/16/2024
 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 JANUARY 4, 2024
 Donald C. Baker P.S. 6938 _____ DATE

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

SALT CREEK TOWNSHIP
 N.E. QTR. SECTION 32
 T-15 N; R-12 W
 HOLMES COUNTY, OHIO



DATE: NOV. 30, 2023 KES WORK6\S-658-23\CNK

- ▲ 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"

