

AGENT:  
 NORMAN R. MILLER  
 5779 T.R. 127  
 MILLERSBURG, OH 44654  
 PHONE: 330-674-2977

# HENRY H. BEACHY ALLOTMENT No. 1 REPLAT No. 1

## REPLAT OF HENRY H. BEACHY ALLOTMENT No. 1 (P. 17-8) LOT 1 AND ADDITIONAL LANDS

(FINAL)

20240003608  
 B: 19 P: 5385  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 09/23/2024 12:59 PM  
 PLAT MED . 43.20  
 PAGES: 1  
 ORV 289 Pg 7119  
 ORV 289 Pg 7121

### MASTER PLAT

- ACTION 1) CONVEY 1.299 ACRES TO ADJOINER
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY LOT 2

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.

EMANUEL H. BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

EMANUEL H. BEACHY \_\_\_\_\_ DATE \_\_\_\_\_

ANNA MAE BEACHY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

ANNA MAE BEACHY \_\_\_\_\_ DATE \_\_\_\_\_

NORMAN R. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

NORMAN R. MILLER \_\_\_\_\_ DATE \_\_\_\_\_

BARBARA H. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

BARBARA H. MILLER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled HENRY H. BEACHY ALLOTMENT No. 1 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. Horvath* \_\_\_\_\_ DATE **8/30/2024**  
 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.

\_\_\_\_\_ DATE **8/30/2024**  
 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.

*Darrin Hau* \_\_\_\_\_ DATE **9/5/24**  
 Chairman, County Commissioners \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF PLAT

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

*Robert J. P.S.* \_\_\_\_\_ DATE **8/30/2024**  
 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* \_\_\_\_\_ DATE **8/30/2024**  
 Holmes County Planning Commission \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF ACCURACY

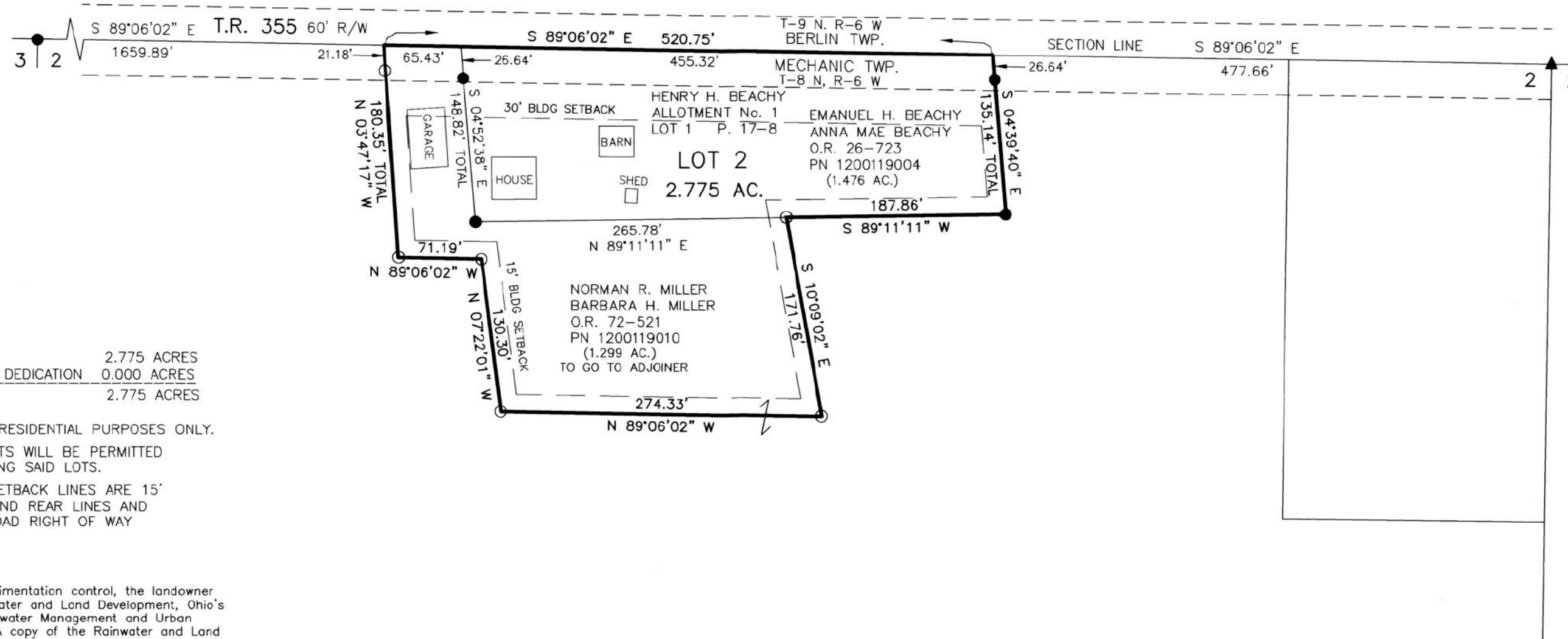
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

*Donald C. Baker* \_\_\_\_\_ DATE **MAY 23, 2024**  
 Donald C. Baker P.S. 6938 \_\_\_\_\_ DATE \_\_\_\_\_

### REFERENCES

- O.R. VOL. 26 PAGE 723
- O.R. VOL. 72 PAGE 521
- PLAT VOL. 17 PAGE 8
- PLAT VOL. 17 PAGE 845

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



ACREAGE IN LOT 2.775 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 2.775 ACRES

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

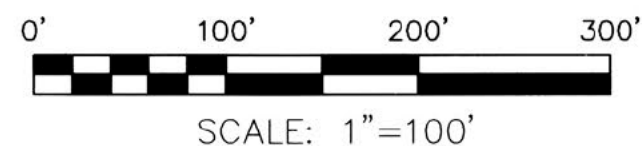
NOTE: BUILDING SETBACK LINES ARE 15'  
 OFF SIDE AND REAR LINES AND  
 30' OFF ROAD RIGHT OF WAY

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.

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

MECHANIC TOWNSHIP  
 N.W. QTR. SECTION 2  
 T-8 N; R-6 W  
 HOLMES COUNTY, OHIO



DATE: APRIL 15, 2024 TAB\VJD WORK6\S-153-24\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"



**TRANSFER NOT NECESSARY**  
 DATE September 23, 2024  
 AUDITOR Jacques McKeef