

AGENT:
DAVID MILLER
4391 T.R. 369
MILLERSBURG, OHIO 44654
PHONE: 330-674-1814

FREY ALLOTMENT No. 1 REPLAT No. 1

REPLAT OF FREY ALLOTMENT No. 1 (P.13-97) LOT 1 (FINAL)

20240003732
B: 19 P: 5389
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/02/2024 03:44 PM
SMALL PLAT . 40.00
PAGES: 1

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.

DAVID P. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 9, 2024.

DAVID P. MILLER _____ DATE _____

CHRISTINA MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 9, 2024.

CHRISTINA MILLER _____ DATE _____

ORV 290 Pg 614
ORV 290 Pg 616
ORV 290 Pg 619
ORV 290 Pg 622

REFERENCES

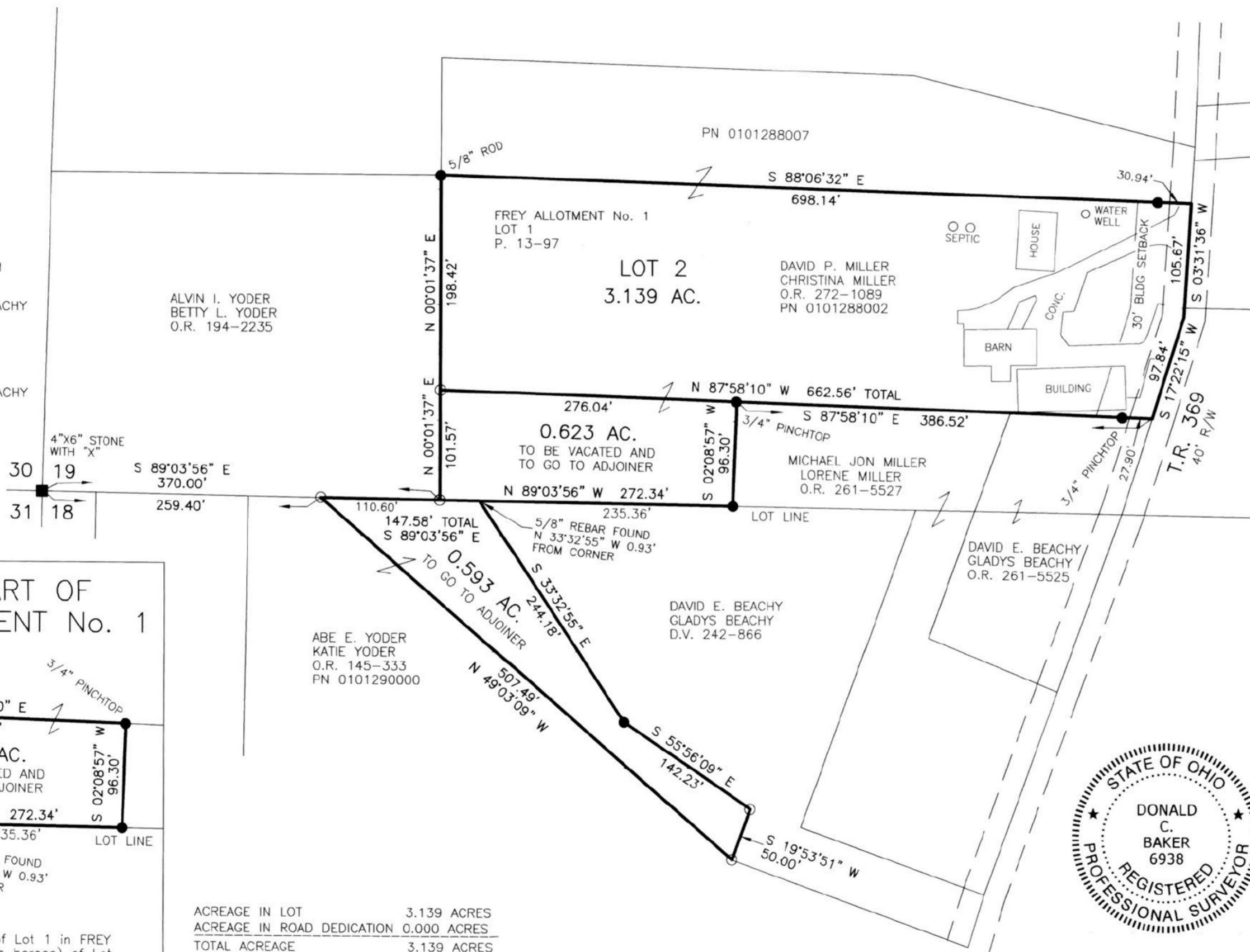
- DEED VOL. 242 PAGE 866
- O.R. VOL. 272 PAGE 1089
- O.R. VOL. 145 PAGE 333
- O.R. VOL. 194 PAGE 2235
- PLAT VOL. 13 PAGE 97
- PLAT VOL. 12 PAGE 183
- PLAT VOL. 19 PAGE 3317
- PLAT VOL. 2 PAGE 256

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

MASTER PLAT

- ACTION 1) RECORD AFFIDAVIT TO VACATE 0.623 ACRES FROM FREY ALLOTMENT No. 1
- ACTION 2) CONVEY 0.623 ACRES TO ADJOINER DAVID E. BEACHY AND GLADYS BEACHY
- ACTION 3) TRANSFER AND RECORD PLAT
- ACTION 4) CONVEY LOT 2
- ACTION 5) CONVEY 0.593 ACRES TO ADJOINER DAVID E. BEACHY AND GLADYS BEACHY

ALVIN I. YODER
BETTY L. YODER
O.R. 194-2235



CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled FREY 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 for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Michael E. Horvath 6/27/2024
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] 6/27/2024
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 Han 7/15/24
Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

Arnold Oliver 6/27/2024
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 6/27/2024
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 APRIL 1, 2024
Donald C. Baker, P.S. 6938 _____ DATE _____



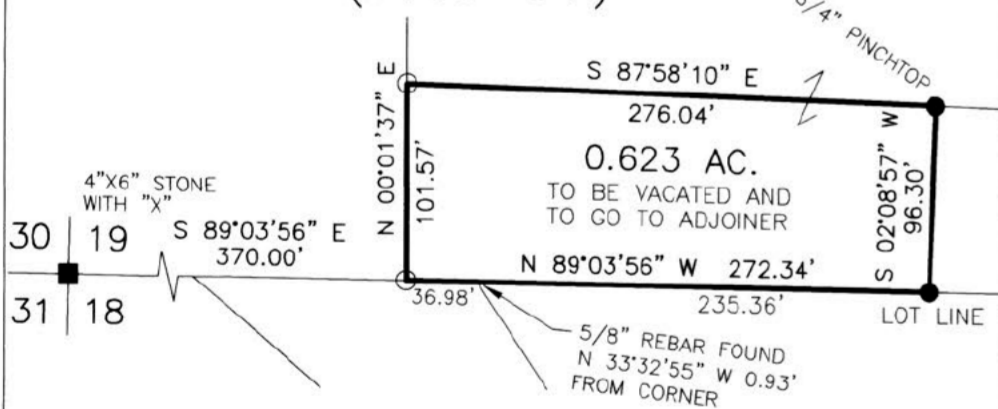
TRANSFER NOT NECESSARY

DATE 10/1/2024
AUDITOR *hekie n...*

ACREAGE IN LOT 3.139 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.139 ACRES

THIS LOT IS FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
NOTE: BUILDING SETBACK LINE IS 30' OFF ROAD RIGHT OF WAY.
NO SIDE OR REAR SETBACK LINES WERE NOTED ON ORIGINAL PLAT.
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.

VACATION PLAT OF A PART OF LOT 1 OF FREY ALLOTMENT No. 1 (P.13-97)



We, the undersigned, certify that we are the owners of Lot 1 in FREY ALLOTMENT No. 1 and hereby vacate a part (as shown hereon) of Lot 1 in FREY ALLOTMENT No. 1 as recorded in Plat vol. 13 page 97.

DAVID P. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 9, 2024.

DAVID P. MILLER _____ DATE _____

CHRISTINA MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 9, 2024.

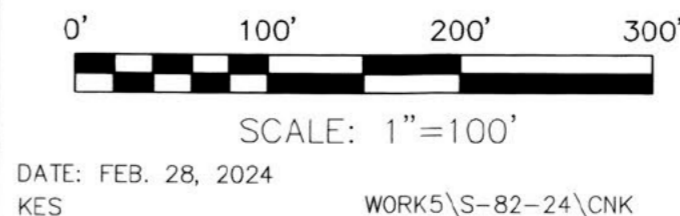
CHRISTINA MILLER _____ DATE _____

I hereby accept the vacation of a part of Lot 1 (as shown hereon) in FREY ALLOTMENT No. 1 as recorded in Plat vol. 13 page 97.

AO 6/27/2024
ARNOLD OLIVER
HOLMES COUNTY PLANNING COMMISSION _____ DATE _____

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

BERLIN TOWNSHIP
3RD QTR., LOTS 18 & 19
T-9 N; R-5 W
HOLMES COUNTY, OHIO



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