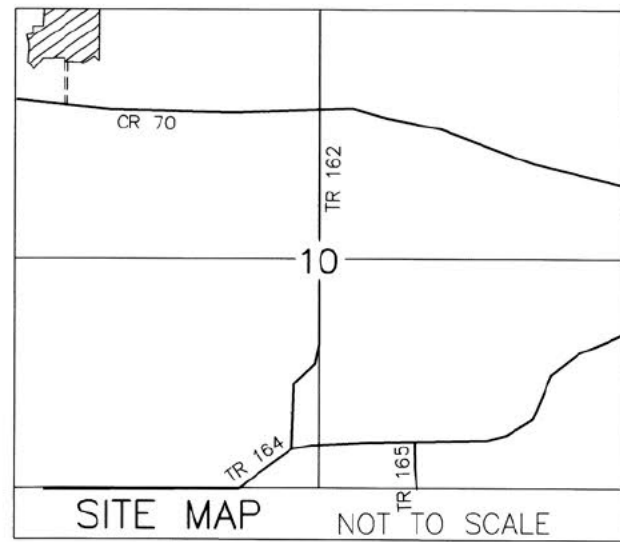


HIDDEN ACRES SUBDIVISION REPLAT No. 1

REPLAT OF
HIDDEN ACRES SUBDIVISION (P. 19-1507) LOT 3 & ADDITIONAL LANDS
(FINAL)

202400004127
B: 19 P: 5410
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/28/2024 1:51 PM
PLAT MED . 43.20
PAGES: 1
ORV 290 Pg 2434
ORV 290 Pg 2436
ORV 290 Pg 2438

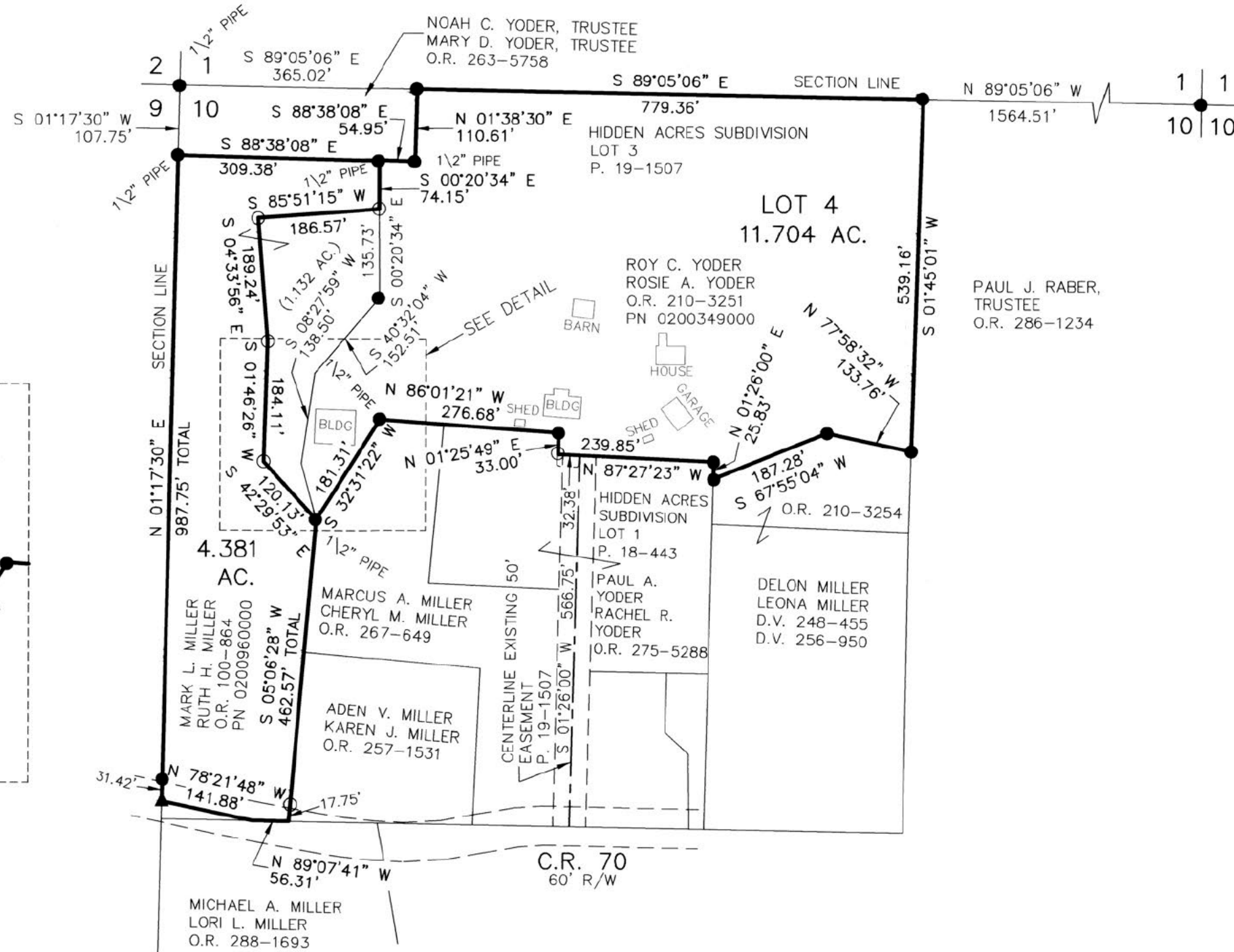
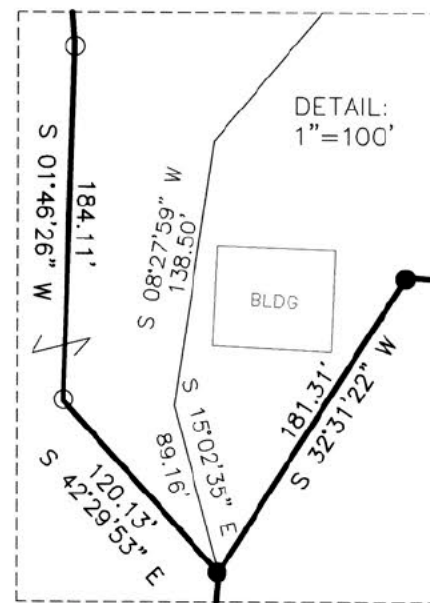


AGENT:
MARK MILLER
2783 C.R. 70
SUGARCREEK, OHIO 44681
PHONE: 330-852-4791

REFERENCES

O.R. VOL. 100 PAGE 864
O.R. VOL. 210 PAGE 3251
O.R. VOL. 263 PAGE 5758
O.R. VOL. 275 PAGE 5288
PLAT VOL. 18 PAGE 443
PLAT VOL. 19 PAGE 1507
PLAT VOL. 11 PAGE 45
PLAT VOL. 19 PAGE 2524

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



MASTER PLAT

- ACTION 1) CONVEY 1.132 ACRES TO ADJOINER ROY C. YODER AND ROSIE A. YODER
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 4
- ACTION 4) CONVEY 4.381 ACRES

ACREAGE IN LOT 11.704 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 11.704 ACRES

THIS LOT IS FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

TRANSFER NOT NECESSARY

DATE Oct. 28 2024
AUDITOR Jackie McLeod

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.

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.

ROY C. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 4, 2024.

ROY C. YODER DATE

ROSIE A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 4, 2024.

ROSIE A. YODER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
We, the undersigned, grant unto hereon shown Lots 1 & 4, their heirs and assigns, the shown 50' easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

ROY C. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 4, 2024.

ROY C. YODER DATE

ROSIE A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 4, 2024.

ROSIE A. YODER DATE

PAUL A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 4, 2024.

PAUL A. YODER DATE

RACHEL R. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 4, 2024.

RACHEL R. YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled HIDDEN 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 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. Hoover 9/25/2024
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] 9/25/2024
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.

David R. Houck 9/30/24
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 9/25/2024
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 noted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

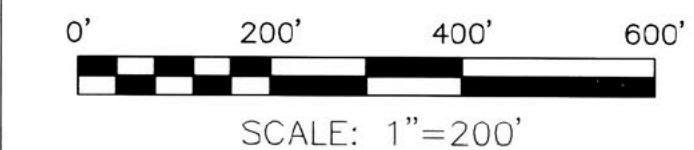
AO 9/25/2024
Holmes County Planning Commission DATE

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 JULY 12, 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

CLARK TOWNSHIP
N.W. QTR. SECTION 10
T-8 N; R-5 W
HOLMES COUNTY, OHIO



DATE: MARCH 26, 2024 KES WORK6\S-115-24\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"

