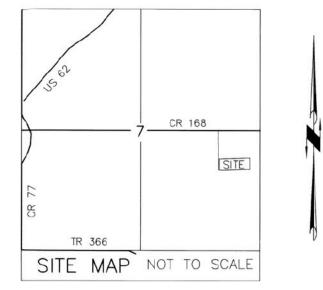
## TROY RIDGE DET SUBDIVISION REPLAT No. 1

A REPLAT OF TROY RIDGE DET SUBDIVISION LOT 1 (P. 19-3508) AND ADDITIONAL LANDS

(FINAL)



AGENT: NORMAN TROYER 3998 C.R. 168 MILLERSBURG, OHIO 44654 PHONE: 330-473-0700

C.R. 168 60' R\W QTR. SECTION LINE -7 1035.93 697.72 89'01'41" E 934.31 S 89'01'41" E S 89'01'41" E NELSON M. MILLER MARY D. MILLER O.R. 210-2463 N 88'44'29" O.R. 262-3097 504.68 N 88'44'29" E N 89°04'10" E 673.50 291.04 S 89'09'26" E LOT 2 3.864 AC. 01.17 PN 0100468000 (1.761 AC.) 71.797 AC. S T NORMAN A. TROYER 307.00 NETTIE M. TROYER O.R. 203-788 673.50 N 89'04'10" E PN 0100468000 25.01 S 89'04'10" W TROY RIDGE DET SUBDIVISION LOT 1 (P. 19-3508) (2.103 AC.) DEAN N. TROYER ELSIE R. TROYER O.R. 264-6443 PN 0100468011 N 89'46'30" W 2667.30' LINDA A. KUHNS, TRUSTEE O.R. 252-5960 BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE 14 13 SYSTEM, NORTH ZONE, N.A.D. 83, MASTER PLAT

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING 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.

2011 ADJUSTMENT

REFERENCES O.R. VOL. 203 PAGE 788 O.R. VOL. 252 PAGE 5960 PLAT VOL. 19 PAGE 3508 PLAT VOL. 19 PAGE 1515 PLAT VOL. 19 PAGE 3361 PLAT VOL. 16 PAGE 453 PLAT VOL. 16 PAGE 194

ACREAGE IN LOT 3.864 ACRES ACREAGE IN ROAD DEDICATION 0.000 ACRES TOTAL ACREAGE 3.864 ACRES

ACTION 1) CONVEY 1.761 ACRE PARCEL TO ADJOINER ACTION 2) TRANSFER AND RECORD PLAT ACTION 3) CONVEY NEW LOT 2

ACTION 4) CONVEY 71.797 ACRE PARCEL

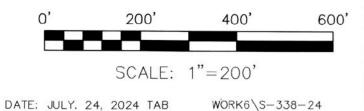
MAINTENANCE AGREEMENT

THE OWNERS OF LOT 2 OF THE TROY RIDGE DET SUBDIVISION REPLAT No. 1 AND NORMAN A. TROYER AND NETTIE M. TROYER, THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

BAKER SURVEYING, LLC 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788

EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP S.E. QTR. SECTION 7 T-9 N; R-5 WHOLMES COUNTY, OHIO



WORK6\S-338-24

UNLESS OTHERWISE NOTED MAG NAIL SET 5/8" REBAR SET WITH I.D. CAP O I.D. CAP MARKED "BAKER 6938"

A R.R. SPIKE FOUND

5/8" REBAR FOUND



TRANSFER NOT NECESSARY

DATE NOV. 12, 2024

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.

NORMAN A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

NORMAN A. TROYER

NETTIE M. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

NETTIE M. TROYER DEAN N. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

DEAN N. TROYER

ELSIE R. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

ELSIE R. TROYER DATE CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT

We, the undersigned, grant unto hereon shown Lot 2 and to the lands of Norman A. Troyer and Nettie M. Troyer their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

NORMAN A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

NORMAN A. TROYER NETTIE M. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024. NETTIE M. TROYER

DEAN N. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

DEAN N. TROYER ELSIE R. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 9, 2024.

ELSIE R. TROYER CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled TROY RIDGE DET 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 of any lot is dependent on a site specific evaluation prior/to, the start of any construction.

1 Week 2. Herr Health Commissioner

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.

Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

Day C/ Hay Chairman, County Commissioners

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

Magda Spug, P.E. P.S. DATE County Engineer

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, 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 9/23/2024 Holmes County Planning Commission

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.

CBa Donald C. Baker P.S. 6938

AUGUST 29, 2024

DATE

DATE

DATE

DATE

202400004373 B: 19 P: 5425 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER 11/12/2024 03:13 PM SMALL PLAT . 40.00 PAGES: 1 ORV 290 Pg 3564 ORV 290 Pg 3567 ORV 290 Pg 3570