

# TROY RIDGE DET SUBDIVISION REPLAT No. 1

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

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

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.

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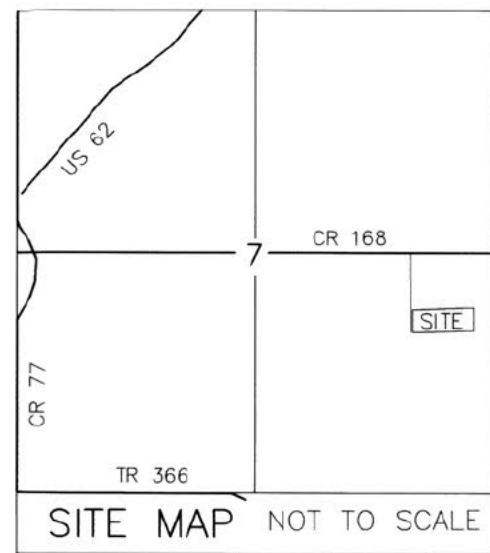
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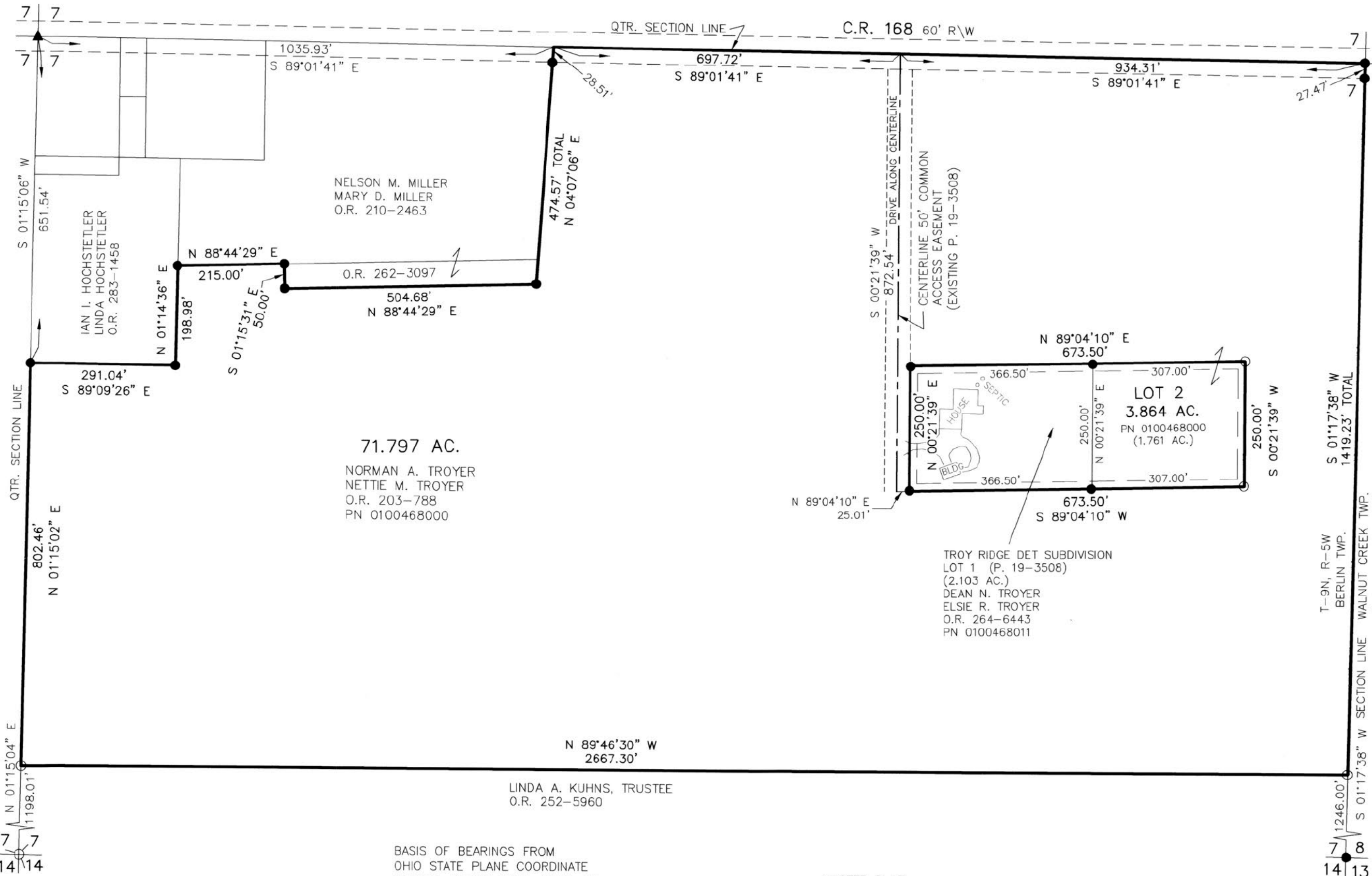
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AGENT:  
 NORMAN TROYER  
 3998 C.R. 168  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-473-0700



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.

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

MASTER PLAT

- 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.

TRANSFER NOT NECESSARY

DATE Nov. 12, 2024

AUDITOR: Jackie McLea



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 P.S. 6938  
 AUGUST 29, 2024  
 DATE

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 W  
 HOLMES COUNTY, OHIO



- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- MAG NAIL SET
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"