

Richard J. Troyer
Elaine Troyer
OR. 237, P. 2373
Parcel No. 2600871000

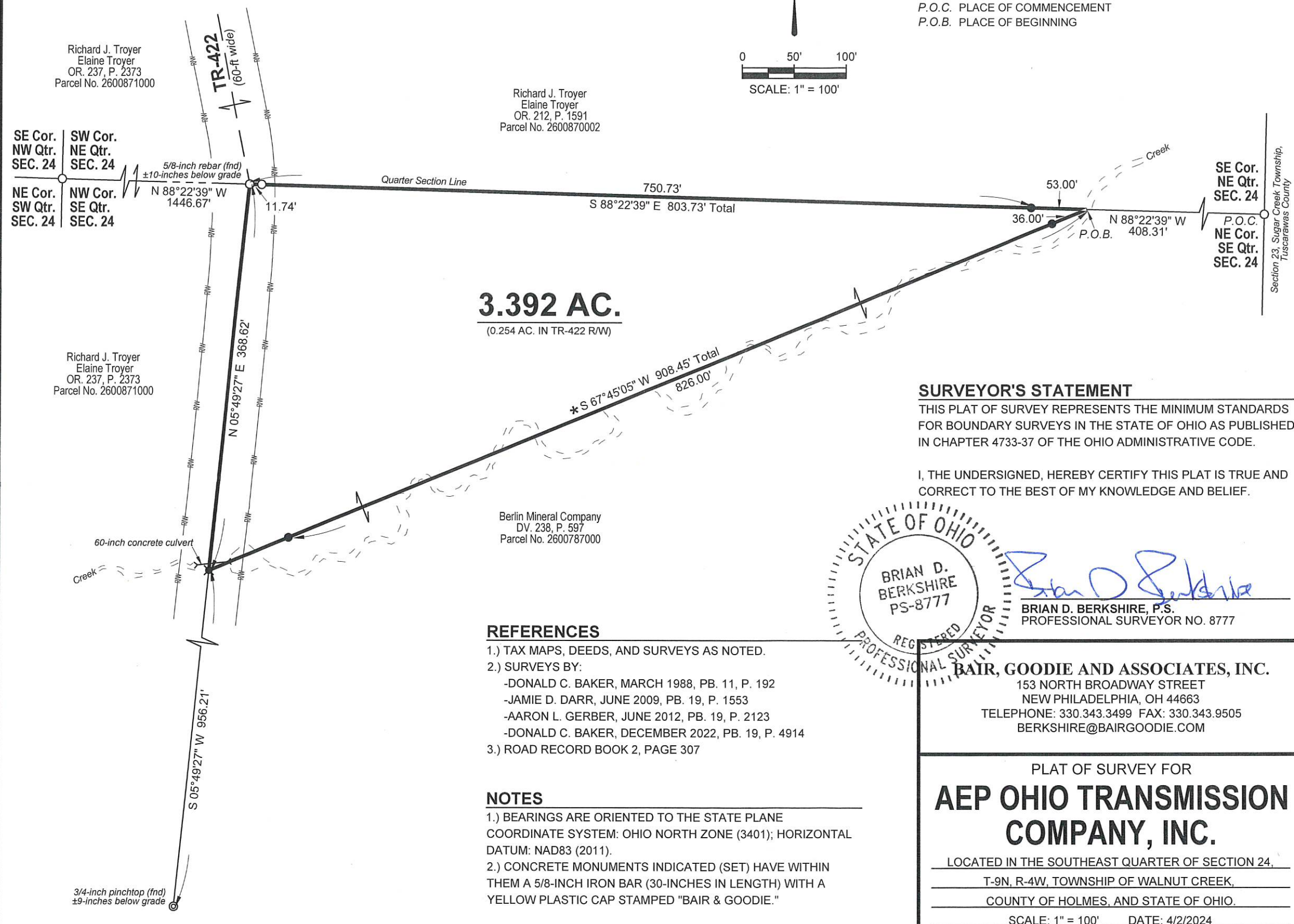
Richard J. Troyer
Elaine Troyer
OR. 212, P. 1591
Parcel No. 2600870002

Richard J. Troyer
Elaine Troyer
OR. 237, P. 2373
Parcel No. 2600871000

Berlin Mineral Company
DV. 238, P. 597
Parcel No. 2600787000

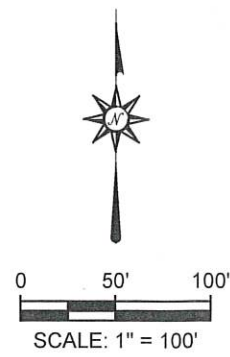
60-inch concrete culvert
Creek

3/4-inch pinchtap (fnd)
±9-inches below grade



LEGEND

- 5/8-INCH "OR AS NOTED" REBAR (FOUND)
- 5/8-INCH IRON PIN IN CONCRETE MONUMENT (SET)
- ✕ 1-INCH MAG NAIL (SET)
- ⊙ 3/4-INCH PINCHTOP (FOUND)
- * LINE OF NEW DIVISION
- P.O.C. PLACE OF COMMENCEMENT
- P.O.B. PLACE OF BEGINNING



3.392 AC.
(0.254 AC. IN TR-422 R/W)

SURVEYOR'S STATEMENT

THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

I, THE UNDERSIGNED, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Brian D. Berkshire
BRIAN D. BERKSHIRE, P.S.
PROFESSIONAL SURVEYOR NO. 8777

REFERENCES

- 1.) TAX MAPS, DEEDS, AND SURVEYS AS NOTED.
- 2.) SURVEYS BY:
 - DONALD C. BAKER, MARCH 1988, PB. 11, P. 192
 - JAMIE D. DARR, JUNE 2009, PB. 19, P. 1553
 - AARON L. GERBER, JUNE 2012, PB. 19, P. 2123
 - DONALD C. BAKER, DECEMBER 2022, PB. 19, P. 4914
- 3.) ROAD RECORD BOOK 2, PAGE 307

NOTES

- 1.) BEARINGS ARE ORIENTED TO THE STATE PLANE COORDINATE SYSTEM: OHIO NORTH ZONE (3401); HORIZONTAL DATUM: NAD83 (2011).
- 2.) CONCRETE MONUMENTS INDICATED (SET) HAVE WITHIN THEM A 5/8-INCH IRON BAR (30-INCHES IN LENGTH) WITH A YELLOW PLASTIC CAP STAMPED "BAIR & GOODIE."

BAIR, GOODIE AND ASSOCIATES, INC.
153 NORTH BROADWAY STREET
NEW PHILADELPHIA, OH 44663
TELEPHONE: 330.343.3499 FAX: 330.343.9505
BERKSHIRE@BAIRGOODIE.COM

PLAT OF SURVEY FOR
AEP OHIO TRANSMISSION COMPANY, INC.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
T-9N, R-4W, TOWNSHIP OF WALNUT CREEK,
COUNTY OF HOLMES, AND STATE OF OHIO.
SCALE: 1" = 100' DATE: 4/2/2024
FILE ID: AEP-SHS105

202400004603

B: 19 P: 5440
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
11/26/2024 11:19 AM
SMALL PLAT . 40.00
PAGES: 1
ORV 290 Pg 4627

APPROVED FOR TRANSFER ONLY
NO SUBDIVISION PLAT REQUIRED
(O.R.C. 711.001 & 711.131)
Lot(s) not for building unless
approved by Board of Health
HOLMES CO. PLANNING COMMISSION
By TS Date 11/25/2024



Plat Approved
Holmes County Map Office
11/24/2024 MM