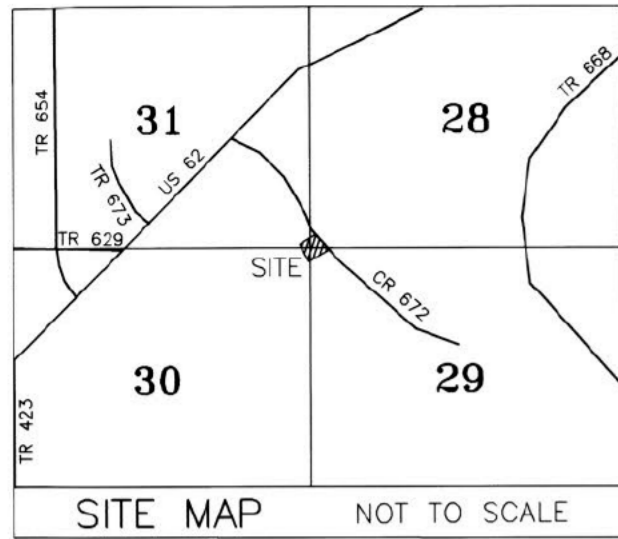


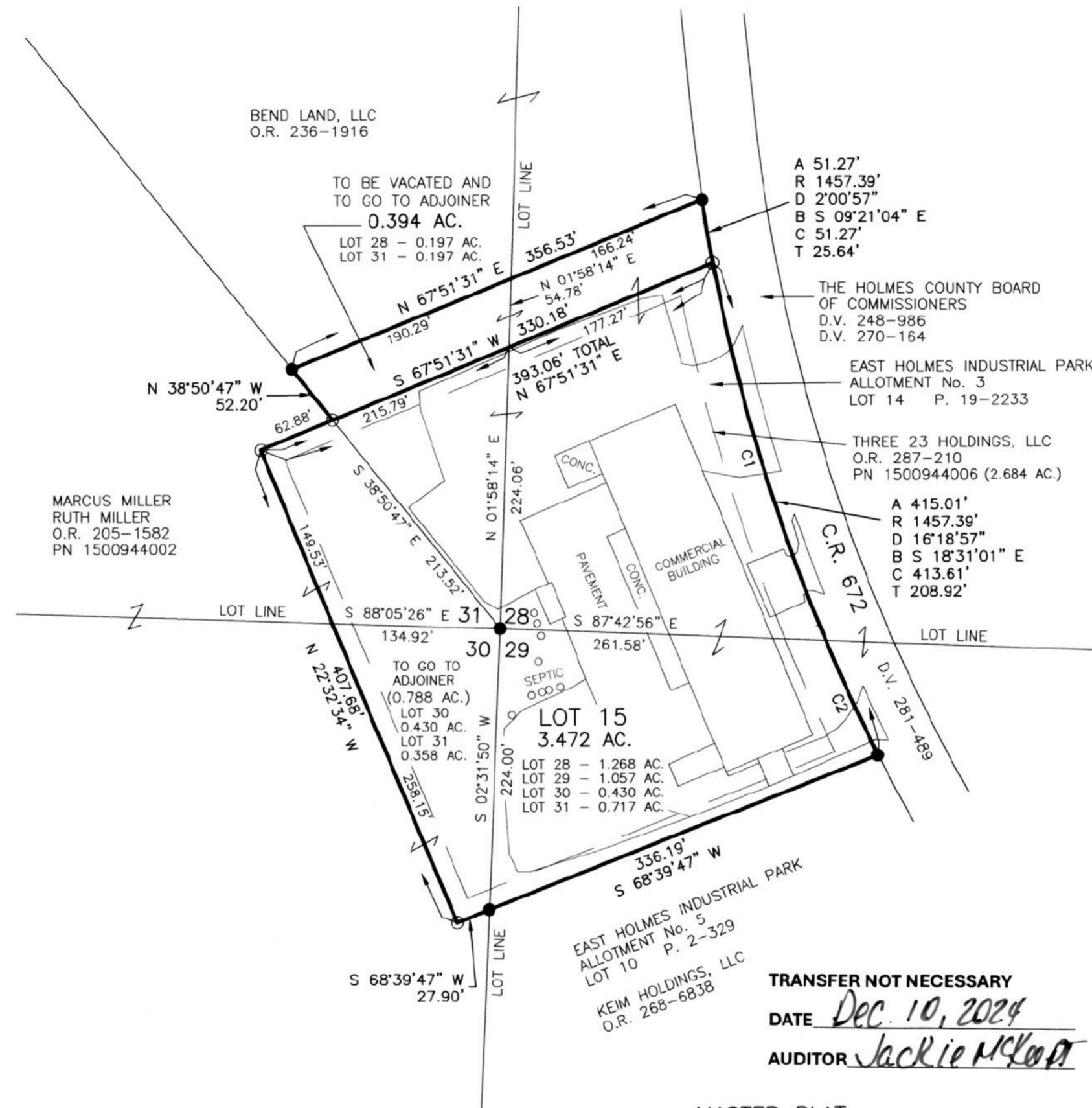
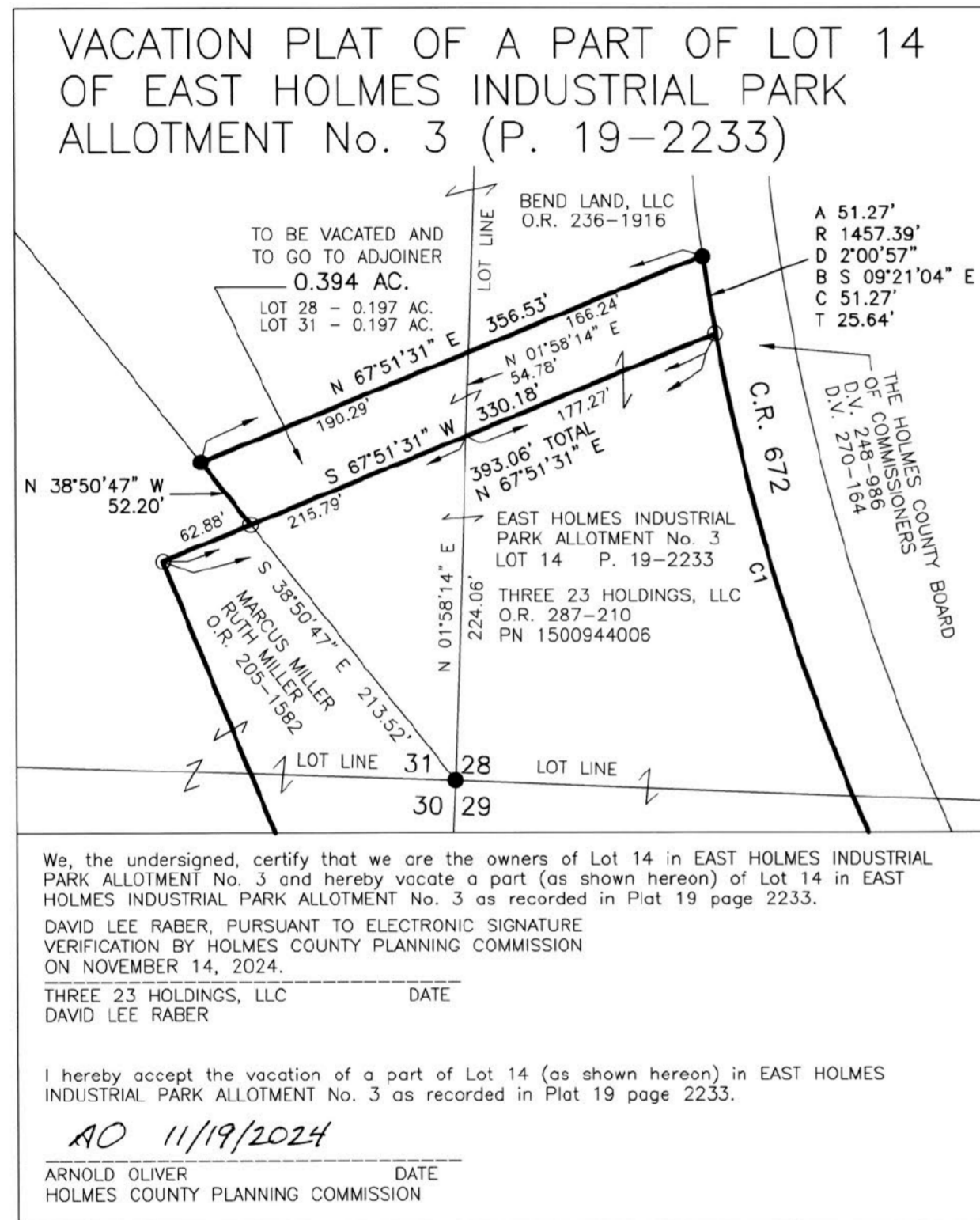
EAST HOLMES INDUSTRIAL PARK ALLOTMENT No. 3 REPLAT No. 1

REPLAT OF EAST HOLMES INDUSTRIAL PARK ALLOTMENT No. 3 (P. 19-2233) LOT 14 AND ADDITIONAL LANDS (FINAL)

20240004775
B: 19 P: 5449
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
12/10/2024 02:33 PM
PLAT MED . 43.20
PAGES: 1
ORV 290 Pg 5425
ORV 290 Pg 5427
ORV 290 Pg 5430
ORV 290 Pg 5433



AGENT:
MARCUS MILLER
3500 U.S. 62
MILLERSBURG, OH 44654
PHONE: 330-231-0781



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 LEE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

THREE 23 HOLDINGS, LLC DATE
DAVID LEE RABER
MARCUS MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

MARCUS MILLER DATE
RUTH MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

RUTH MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled EAST HOLMES INDUSTRIAL PARK ALLOTMENT No. 3 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.

11/19/2024
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.

11/19/2024
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.

11/25/24
Chairman, County Commissioners DATE

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

11/19/2024
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.

AD 11/19/2024
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.

11/19/2024
Aaron L. Gerber, P.S. 8379 DATE

REFERENCES

DEED VOL. 270 PAGE 164
O.R. VOL. 205 PAGE 1582
O.R. VOL. 236 PAGE 1916
O.R. VOL. 268 PAGE 6838
O.R. VOL. 287 PAGE 210
PLAT VOL. 2 PAGE 329
PLAT VOL. 10 PAGE 705
PLAT VOL. 19 PAGE 2101
PLAT VOL. 19 PAGE 2233

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

ACREAGE IN LOT 3.472 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.472 ACRES

NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATTING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15'
OFF SIDE AND REAR LINES AND
30' OFF ROAD RIGHT OF WAY

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.

- MASTER PLAT
- ACTION 1) RECORD AFFIDAVIT TO VACATE 0.394 ACRES FROM EAST HOLMES INDUSTRIAL PARK ALLOTMENT No. 3
 - ACTION 2) CONVEY 0.394 ACRES TO MARCUS MILLER AND RUTH MILLER
 - ACTION 3) CONVEY 0.788 ACRES TO THREE 23 HOLDINGS, LLC
 - ACTION 4) TRANSFER AND RECORD PLAT
 - ACTION 5) CONVEY LOT 15

CURVE	DELTA	RADIUS	CHORD	CHORD ARC	TANGENT
C1	12°22'32"	1457.39'	S 16°32'49" E	314.18'	314.79'
C2	3°56'25"	1457.39'	S 24°42'17" E	100.20'	100.22'

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

PAINT TOWNSHIP, 4TH QTR.
LOTS 28, 29, 30, & 31
T-10 N; R-5 W
HOLMES COUNTY, OHIO

0' 100' 200' 300'
SCALE: 1"=100'
DATE: AUGUST 19, 2024
ALG/KES WORKS\5-415-24\CNK

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



11/19/2024
Aaron L. Gerber, P.S. 8379 DATE