

SWISS FAMILY SUBDIVISION REPLAT No. 1

REPLAT OF SWISS FAMILY SUBDIVISION (P. 19-3616) LOTS 1 & 2

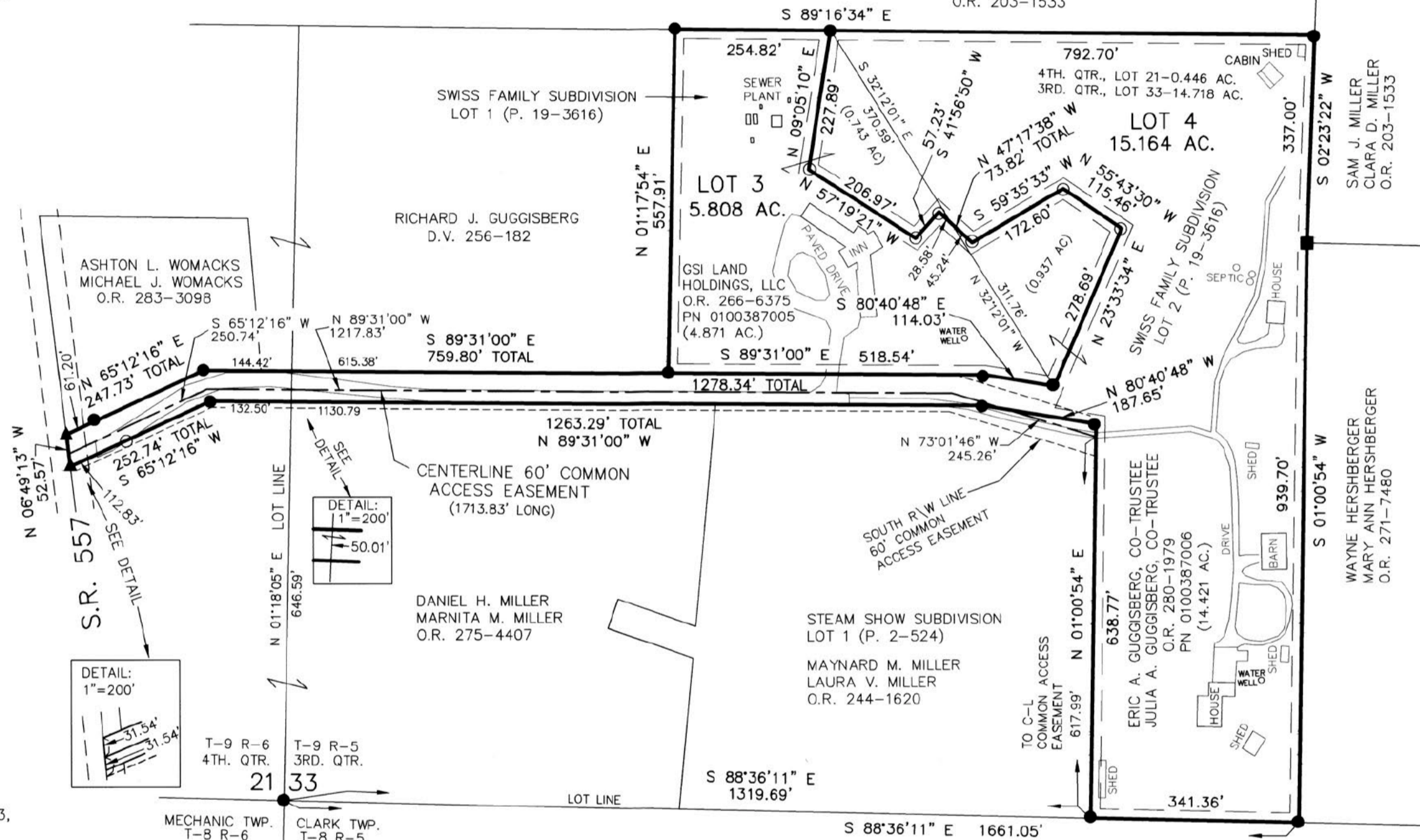
(FINAL)

MASTER PLAT

- ACTION 1) CONVEY 0.743 ACRES TO ADJOINER
- ACTION 2) CONVEY 0.937 ACRES TO ADJOINER
- ACTION 3) TRANSFER AND RECORD PLAT
- ACTION 4) CONVEY LOT 3
- ACTION 5) CONVEY LOT 4

AGENT:
ERIC GUGGISBERG
5025 S.R. 557
MILLERSBURG, OHIO 44654
PHONE: 330-674-8330

SAM J. MILLER
CLARA D. MILLER
O.R. 203-1533



- REFERENCES**
- DEED VOL. 256 PAGE 182
 - O.R. VOL. 266 PAGE 6375
 - O.R. VOL. 280 PAGE 1979
 - PLAT VOL. 2 PAGE 524
 - PLAT VOL. 14 PAGE 115
 - PLAT VOL. 19 PAGE 3616

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

THESE LOTS ARE 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 Jan 14, 2025
AUDITOR Jackie McKeel



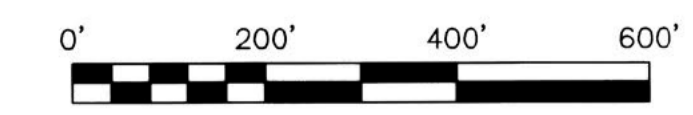
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker JULY 11, 2024
DATE

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 3 and 4 OF THE SWISS FAMILY SUBDIVISION REPLAT No 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

ACREAGE IN LOTS 20.972 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 20.972 ACRES



DATE: MAY 31, 2024 KES WORK6\S-254-24\CNK

- STONE FOUND
- ▲ 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"

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

BERLIN TOWNSHIP
3RD. QTR., LOT 33
T-9 N; R-5 W
4TH. QTR., LOT 21
T-9 N; R-6 W
HOLMES COUNTY, OHIO

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.

ERIC A. GUGGISBERG, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

ERIC A. GUGGISBERG, CO-TRUSTEE DATE

JULIA A. GUGGISBERG, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

JULIA A. GUGGISBERG, CO-TRUSTEE DATE

ERIC A. GUGGISBERG, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

GSI LAND HOLDINGS, LLC DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
We, the undersigned, grant unto hereon shown Lots 3 & 4 their heirs and assigns, the shown 60' Common Access Easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

ERIC A. GUGGISBERG, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

ERIC A. GUGGISBERG DATE

JULIA A. GUGGISBERG, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

JULIA A. GUGGISBERG DATE

DANIEL H. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

DANIEL H. MILLER DATE

MARNITA M. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

MARNITA M. MILLER DATE

MAYNARD M. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

MAYNARD M. MILLER DATE

LAURA V. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

LAURA V. MILLER DATE

ERIC A. GUGGISBERG, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 14, 2024.

GSI LAND HOLDINGS, LLC DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled SWISS FAMILY 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. Herr 12/23/2024
DATE
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.

[Signature] 12/23/2024
DATE
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.

Dave Hall 12/30/24
DATE
Chairman, County Commissioners

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

[Signature] 12/23/2024
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, 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.

AO 12/23/2024
DATE
Holmes County Planning Commission

20250000189
B: 19 P: 5475
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
01/14/2025 11:20 AM
PLAT MED . 43.20
PAGES: 1

ORV 291 Pg 0447
ORV 291 Pg 0449
ORV 291 Pg 0452
ORV 291 Pg 0455