

VILLAGE OF MILLERSBURG
PLEASANT VIEW GLASS PLANT ADDITION REPLAT No. 1
LOT 950 (P. 2-635)

HARDY TOWNSHIP
1ST. QTR., LOTS 42 & 47
T-9 N; R-7 W
HOLMES COUNTY, OHIO



TRAILS EDGE ESTATES PLANNED UNIT DEVELOPMENT
PHASE 4A, 4B, AND 4C

PREPARED FOR: GRANDVIEW PROPERTY HOLDINGS, LLC
PREPARED BY: BAKER SURVEYING, LLC
ALL BEARINGS AND DATA ARE TAKEN FROM ORIGINAL
SURVEY RECORDED IN PLAT VOL. 2 PAGE 635.

ALL CONVEYED LOTS, LIMITED COMMON ELEMENTS AND EASEMENTS SUBJECT TO TERMS
AND CONDITIONS OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND
RESERVATION OF EASEMENTS FOR TRAILS EDGE ESTATES HOMEOWNERS ASSOCIATION,
INC., AS RECORDED IN OFFICIAL RECORD VOL. 284, PAGE 4361 AS AMENDED.

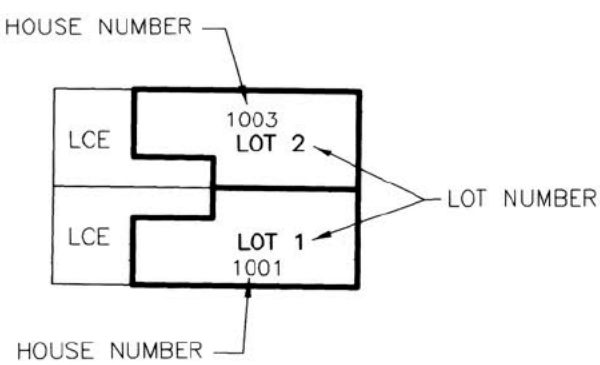
202500001613
B: 19 P: 5542
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/29/2025 09:02 AM
PLAT MED: 43.20
PAGES: 1
ORV 291 Pg 7463

- REFERENCES
- DEED VOL. 242 PAGE 928
 - DEED VOL. 260 PAGE 405
 - O.R. VOL. 169 PAGE 831
 - O.R. VOL. 202 PAGE 3247
 - O.R. VOL. 204 PAGE 3453
 - O.R. VOL. 206 PAGE 2378
 - O.R. VOL. 208 PAGE 2214
 - O.R. VOL. 208 PAGE 2217
 - O.R. VOL. 210 PAGE 1386
 - O.R. VOL. 210 PAGE 1389
 - O.R. VOL. 223 PAGE 634
 - O.R. VOL. 229 PAGE 2630
 - O.R. VOL. 263 PAGE 2877
 - O.R. VOL. 276 PAGE 5716
 - O.R. VOL. 277 PAGE 1886
 - O.R. VOL. 277 PAGE 7281
 - O.R. VOL. 284 PAGE 4361
 - PLAT VOL. 1 PAGE 357-362
 - PLAT VOL. 2 PAGE 459
 - PLAT VOL. 2 PAGE 493
 - PLAT VOL. 7 PAGE 357
 - PLAT VOL. 14 PAGE 3
 - PLAT VOL. 14 PAGE 4
 - PLAT VOL. 19 PAGE 1179
 - PLAT VOL. 19 PAGE 3802
 - PLAT VOL. 2 PAGE 635
 - PLAT VOL. 2 PAGE 644 & 645
 - PLAT VOL. 2 PAGE 648 & 649
 - PLAT VOL. 2 PAGE 652 & 663

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

PARCEL 20.624 AC.
-PHASE 1 0.985 AC.
-PHASE 2 1.416 AC.
-PHASE 3 1.137 AC.
-PHASE 4A 0.526 AC.
-PHASE 4B 0.308 AC.
-PHASE 4C 0.357 AC.
RESIDUE 15.895 AC.

LCE = LIMITED COMMON ELEMENTS



DEDICATION
Know all men by these presents, we, the undersigned owners, have caused the hereon
platted lands to be surveyed, laid out and platted as shown and to be known as
Trails Edge Estates Planned Unit Development Phase 4 (A, B, and C) to the Village of
Millersburg, Ohio and we do hereby dedicate to public use forever the easements as
enclosed on the hereon platted lands. We further agree that this dedication shall be
a covenant binding ourselves, our heirs, and our assigns forever to which we have set
our signatures
this 23rd day of April, 2025.

Grandview Property Holdings, LLC
Reuben Schlabach, Member

Before me, a Notary Public in and for said county and state, personally appeared the
above named Owner(s), known to me as the persons who executed the foregoing
dedication and acknowledge same to be their free act and deed.
In witness thereof I have set my signature and affixed my seal
this 23rd day of April, 2025.

Rylee VanSickle
Notary Public, State of Ohio
My Commission Expires March 9, 2030

Notary Public

CERTIFICATE OF ACCEPTANCE AND DEDICATION
The Planned Unit Development as shown on this plat and the streets and easements
as noted in graphic symbols were accepted for dedication by the Council of the
Village of Millersburg.

Approved by the Village of Millersburg, Ohio.

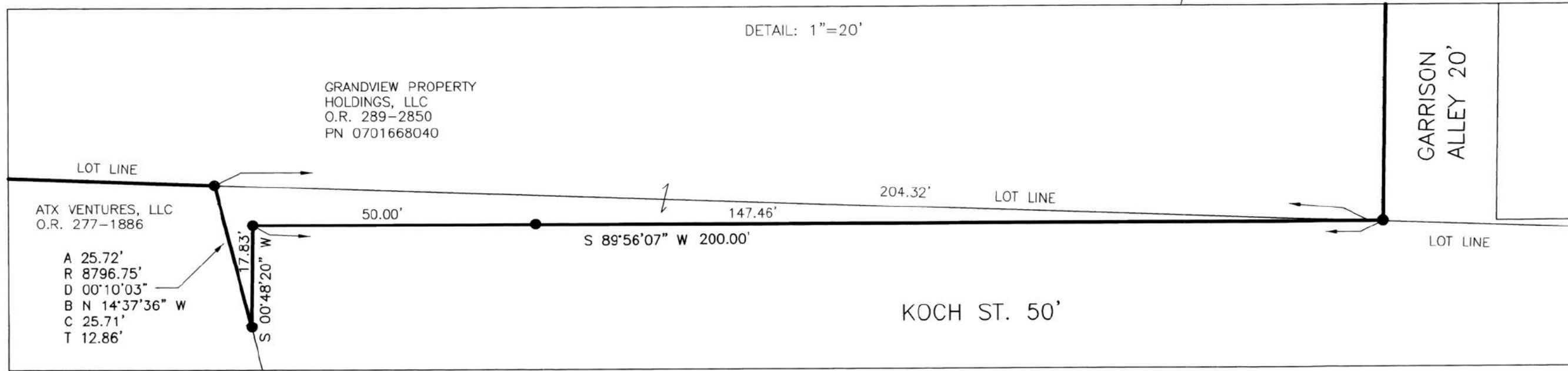
This 17 day of April, 2025.

Millersburg Planning Commission
Nathan Troyer

TRANSFERRED:
THIS 28 DAY OF April, 2025
JACQUELINE MCKEE
HOLMES COUNTY AUDITOR'S OFFICE

FILED FOR RECORD:
THIS 29 DAY OF April, 2025
IN VOLUME 19, PAGE 5543
ANITA HALL
HOLMES COUNTY RECORDER'S OFFICE

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



I CERTIFY THAT THE BUILDINGS ARE LOCATED
ON THE TRACT OF LAND AS INDICATED AND
THE BUILDINGS ARE CONSTRUCTED AS SHOWN
ON THIS PLAT.
A.C.L.
AARON L. GERBER P.S. 8379
DATE: MARCH 26, 2025
ALG
FILE NAME: WORKS\5-64-25\CNK
SHEET 1 OF 2