

SALT CREEK TOWNSHIP SUBDIVISION No. 16

(FINAL)

MASTER PLAT
ACTION 1) TRANSFER AND RECORD PLAT
ACTION 2) CONVEY LOT 1
ACTION 3) CONVEY LOT 2

AGENT:
SAMUEL TROYER
4525 T.R. 606
FREDERICKSBURG, OHIO 44627
PHONE: 740-610-5164

ACKNOWLEDGEMENT OF ENCROACHMENT

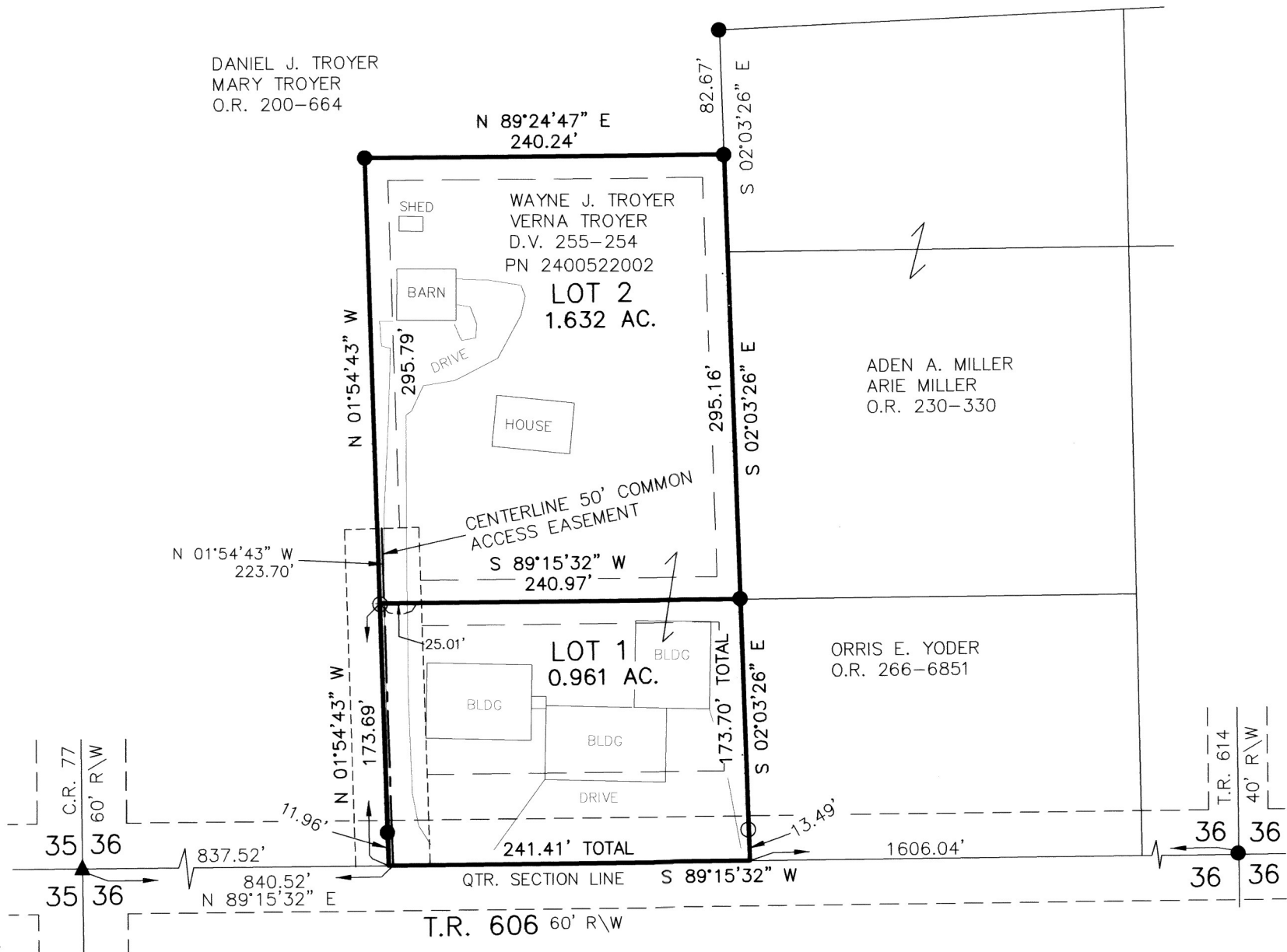
We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

WAYNE J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

WAYNE J. TROYER DATE
VERNA TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.
VERNA TROYER DATE

REFERENCES
DEED VOL. 255 PAGE 254
PLAT VOL. 12 PAGE 914
PLAT VOL. 9 PAGE 5
PLAT VOL. 11 PAGE 107
PLAT VOL. 19 PAGE 1159

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



ACREAGE IN LOTS 2.593 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.593 ACRES

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.

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

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 AND 2 OF THE SALT CREEK TOWNSHIP SUBDIVISION No. 16 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF 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.



DATE: AUG. 1, 2024 TAB\SMS WORK6\S-389-24

- ▲ 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"



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.

WAYNE J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

WAYNE J. TROYER DATE
VERNA TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

VERNA TROYER DATE
CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

WAYNE J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

WAYNE J. TROYER DATE
VERNA TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

VERNA TROYER DATE

DANIEL J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

DANIEL J. TROYER DATE

MARY TROYER, PURSUANT TO ELECTRONIC SIGNATURE
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION
ON DECEMBER 4, 2024.

MARY TROYER DATE
CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled SALT CREEK TOWNSHIP SUBDIVISION No. 16 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.
4/29/2025

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.
4/29/2025

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.

Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
4/29/2025

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.
AO 4/29/2025

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.

Donald C. Baker P.S. 6938 OCT. 24, 2024 DATE

TRANSFER NOT NECESSARY

DATE 5-13-25

AUDITOR Jackie M. Baker

202500001822

B: 19 P: 5548

FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER

05/13/2025 03:08 PM

PLAT MED . 43.20

PAGES: 1

ORV 292 Pg 1260

ORV 292 Pg 1263