

VERN SUBDIVISION REPLAT No. 1

REPLAT OF
VERN SUBDIVISION (P. 19-301) LOT 1
AND ADDITIONAL LANDS
(FINAL)

AGENT:
DENNIS MAST
1140 T.R. 660
DUNDEE, OHIO 44624
PHONE: 330-359-0672

MASTER PLAT

- ACTION 1) CONVEY THE 1.503 ACRE PARCEL TO ADJOINER
ACTION 2) TRANSFER AND RECORD PLAT
ACTION 3) CONVEY LOT 2

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.

VERNON L. SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 19, 2025.

VERNON L. SCHLABACH DATE

RACHEL D. SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 19, 2025.

RACHEL D. SCHLABACH DATE

SUSAN R. MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 19, 2025.

SUSAN R. MAST DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

VERNON L. SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 19, 2025.

VERNON L. SCHLABACH DATE

RACHEL D. SCHLABACH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 19, 2025.

RACHEL D. SCHLABACH DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled VERN 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 of any type is dependent on a site specific evaluation prior to the start of any construction.

Health Commissioner DATE 4/15/2025

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT

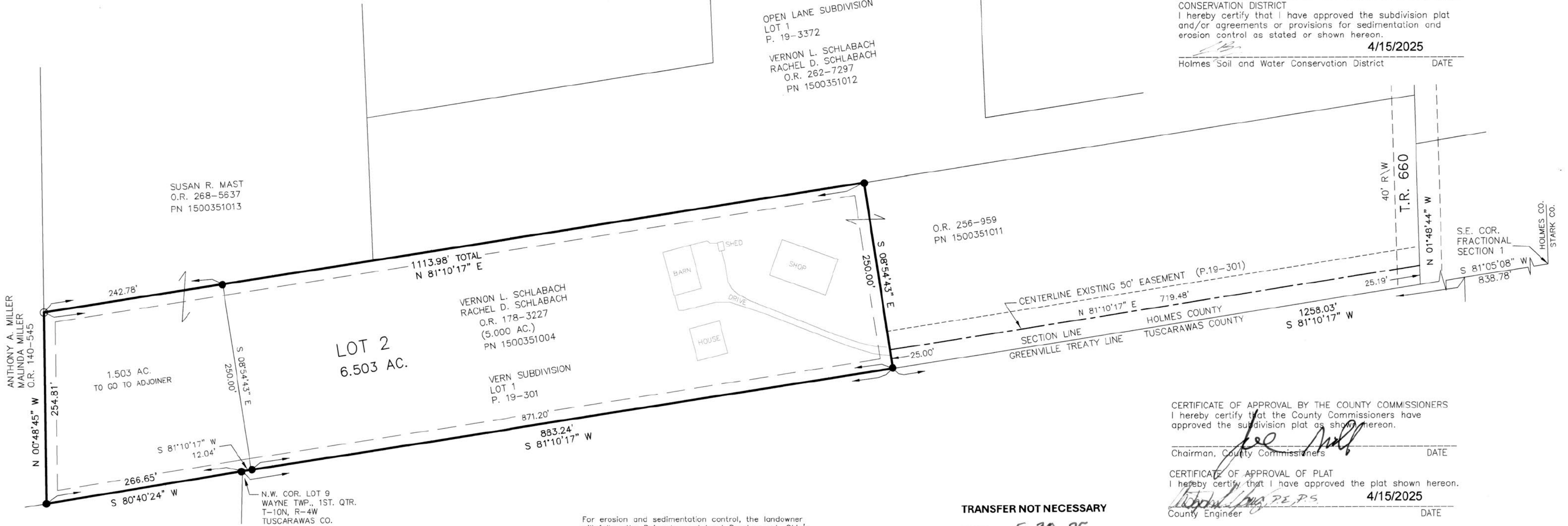
I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

Holmes Soil and Water Conservation District DATE 4/15/2025

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

REFERENCES

O.R. VOL. 262 PAGE 7297
O.R. VOL. 262 PAGE 7299
PLAT VOL. 19 PAGE 3372
PLAT VOL. 19 PAGE 301
PLAT VOL. 19 PAGE 3820
PLAT VOL. 19 PAGE 5393



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.

TRANSFER NOT NECESSARY

DATE 5-30-25

AUDITOR Jackie McKee

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.

County Engineer DATE 4/15/2025

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 4/15/2025
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 DECEMBER 3, 2024 DATE

ACREAGE IN LOT 6.503 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 6.503 ACRES

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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

PAINT TOWNSHIP
FRACTIONAL SECTION 1
T-14 N; R-11 W
HOLMES COUNTY, OHIO

0 100 200 300
SCALE: 1"=100'

DATE: OCT. 31, 2024 TAB WORK6\S-511A-24

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

