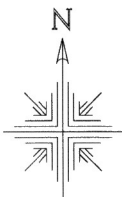


Hardy Township  
3rd Qtr. Lot 1  
T-9 N, R-7 W  
Holmes County, Ohio

Agent: Bud Yoder  
8794 S.R. 39  
Millersburg, OH 44654  
Phone: 330-231-6526

REFERENCES:  
Deeds as shown

Plat Vol 19 Page 4893  
Plat Vol 13 Page 158  
Plat Vol. 14 Page 171  
Plat Vol. 17 Page 256



Scale 1"=100'

Area in Lots 5.518 Acres  
Area in Road Dedication 0.000 Acres  
Total Area in Allotment 5.518 Acres

NOTES:

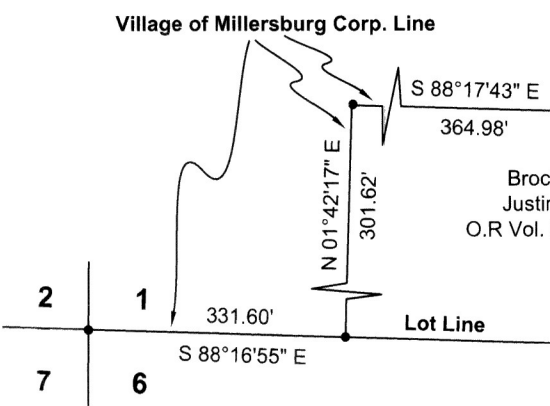
- (1) Basis of Bearing are from Plat Vol. 19 Page 4893.
- (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater and Urban Street Protection, A copy 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.
- (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) Lots 1 and 2 are used for residential purposes
- (6) No further splits will be permitted without replatting said lot.

Owners Agreement

All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

Maintenance Agreement

The owners of Lots 1 and 2 of the Hardy Township Subdivision No. 10 shall be responsible for the the Maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said easement and choose to do so.



CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of my knowledge

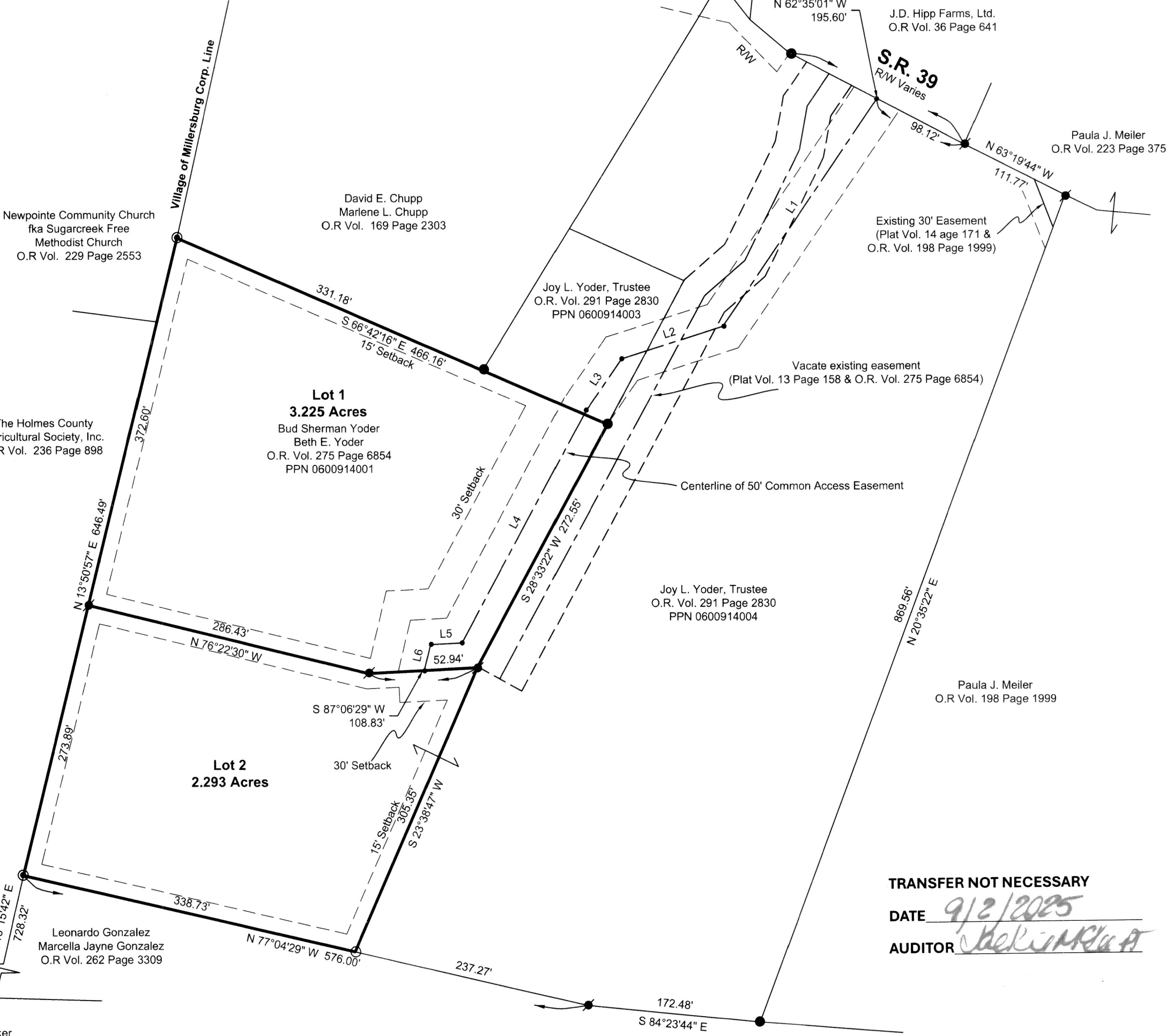
Caleb Jerome Galbraith P.S. 8703  
Date: April 1, 2025  
Job ID: 2625



MASTER PLAT: The Purpose of this survey.

- Action 1.) Vacate existing 50' easement (Plat Vol. 13 Page 158 and O.R. Vol. 275 Page 6854).
- Action 2.) Convey new 50' Common Access Easement.
- Action 3.) Transfer and Record Plat.
- Action 4.) Convey New Lot 1.
- Action 5.) Convey New Lot 2.

- Pipe Found
- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point



Centerline of 50 Common Access Easement

LINE	BEARING	DISTANCE
L1	S 34°27'40" W	271.61'
L2	S 72°37'08" W	105.81'
L3	S 34°46'08" W	62.67'
L4	S 28°33'22" W	259.89'
L5	S 87°06'29" W	31.35'
L6	S 13°37'30" W	26.26'

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lots 1 and 2 of Hardy Township Subdivision No. 10, their heirs and assigns, a 50' Access Common Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Bud Sherman Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on June 25, 2025

Beth E. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on June 25, 2025

Joy L. Yoder, Trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on June 25, 2025

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION.  
We hereby 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 setback restriction lines.

Bud Sherman Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on June 25, 2025

Beth E. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on June 25, 2025

Joy L. Yoder, Trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on June 25, 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

AO 7/29/2025  
HOLMES COUNTY PLANNING COMMISSION 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.

7/29/2025  
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

TRANSFER NOT NECESSARY

DATE 9/2/2025  
AUDITOR [Signature]

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Hardy Township Subdivision No. 10 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 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.

7/29/2025  
COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

8-4-25  
CHAIRMAN, COUNTY COMMISSIONERS DATE

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

7/29/2025  
COUNTY ENGINEER DATE