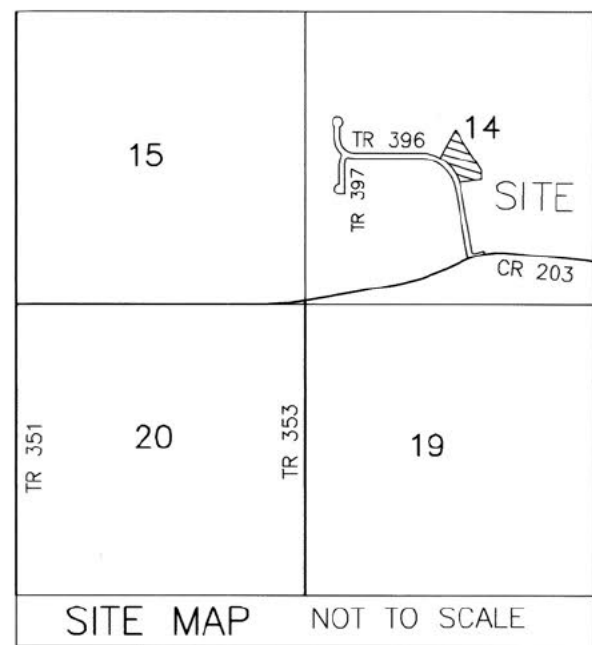




AGENT:
JERRY ANDERSON
5949 C.R. 203
MILLERSBURG, OH 44654
PHONE: 330-231-4567

REFERENCES

O.R. VOL. 248 PAGE 7428
O.R. VOL. 178 PAGE 2144
O.R. VOL. 223 PAGE 69
O.R. VOL. 249 PAGE 2137
PLAT VOL. 19 PAGE 1775
PLAT VOL. 19 PAGE 322
PLAT VOL. 19 PAGE 2498
PLAT VOL. 2 PAGE 553
BASIS OF BEARINGS FROM
PLAT VOL. 2 PAGE 553

MASTER PLAT

ACTION 1) CONVEY 0.047 ACRES TO ADJOINER
ACTION 2) TRANSFER AND RECORD PLAT
ACTION 3) CONVEY LOT 29
ACTION 4) CONVEY LOT 30

CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	24°17'39"	385.00'	82.87'	N 27°30'34" W	162.02'	163.24'
C2	19°31'55"	385.00'	66.27'	N 49°25'21" W	130.61'	131.25'
C3	21°30'23"	385.00'	73.12'	N 26°06'56" W	143.66'	144.51'
C4	2°47'16"	385.00'	9.37'	N 38°15'45" W	18.73'	18.73'

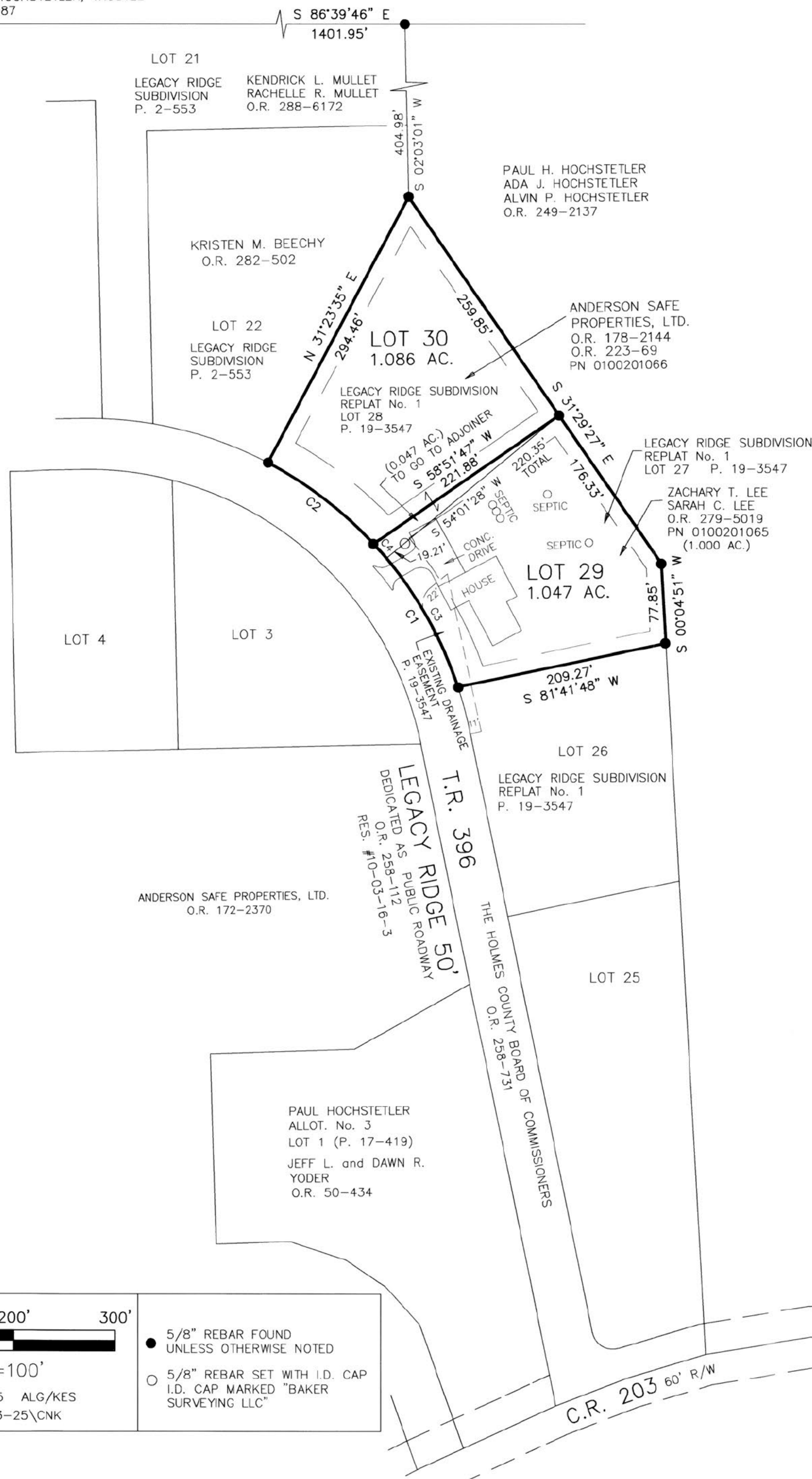
LEGACY RIDGE SUBDIVISION REPLAT No. 2

REPLAT OF LEGACY RIDGE SUBDIVISION REPLAT No. 1 (P. 19-3547)

LOTS 27 & 28

JOHN L. HOCHSTETLER, TRUSTEE
O.R. 182-3085
ANNA MAE HOCHSTETLER, TRUSTEE
O.R. 182-3087

(FINAL)



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.

JERRY ANDERSON, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 15, 2025.

ANDERSON SAFE PROPERTIES, LTD. DATE
JERRY ANDERSON, OWNER

ZACHARY T. LEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 15, 2025.

ZACHARY T. LEE DATE

SARAH C. LEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 15, 2025.

SARAH C. LEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled LEGACY RIDGE SUBDIVISION REPLAT No. 2 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 lot is dependent on a site specific evaluation prior to the start of any construction.

Health Commissioner DATE 9/4/2025

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 9/4/2025

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 9-8-25

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

County Engineer DATE 9/4/2025

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 presented 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 9/4/2025
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.

A-L-CL JUNE 26, 2025
Aaron L. Gerber, P.S. 8379 DATE

TRANSFER NOT NECESSARY

DATE 9-25-25
AUDITOR Jackie M. M... ..

ACREAGE IN LOTS 2.133 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.133 ACRES

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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

BERLIN TOWNSHIP
1ST. QTR., LOT 14
T-9 N; R-6 W
HOLMES COUNTY, OHIO

0' 100' 200' 300'
SCALE: 1"=100'
DATE: MAY 29, 2025 ALG/KES
WORK7\ALLOT-283-25\CNK

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

