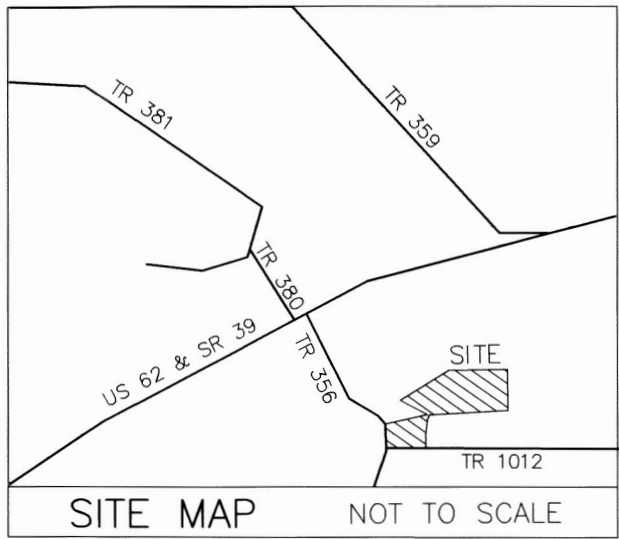




AGENT:  
KEVIN YODER  
5060 PARKWOOD DR.  
MILLERSBURG, OHIO 44654  
PHONE: 330-231-3774

# SKYVISTA SUBDIVISION REPLAT No. 1

## REPLAT OF SKYVISTA SUBDIVISION (P. 19-2728) LOT 1 & ADDITIONAL LANDS (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.

KYLE L. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

KYLE L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

STACEY L. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

STACEY L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

KEVIN C. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

KEVIN C. YODER \_\_\_\_\_ DATE \_\_\_\_\_

JUDY LYNN YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

JUDY LYNN YODER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 2 & 3, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

KYLE L. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

KYLE L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

STACEY L. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

STACEY L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

KEVIN C. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

KEVIN C. YODER \_\_\_\_\_ DATE \_\_\_\_\_

JUDY LYNN YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

JUDY LYNN YODER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled SKYVISTA 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 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.

11/15/2024  
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.  
11/15/2024  
Holmes Soil and Water Conservation District  
DATE

11/25/24  
Chairman, County Commissioners  
DATE  
CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
11/15/2024  
County Engineer  
DATE

11/15/2024  
Holmes County Planning Commission  
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.  
AD 11/15/2024  
Holmes County Planning Commission  
DATE

11/15/2024  
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  
OCT. 1, 2024  
DATE

### REFERENCES

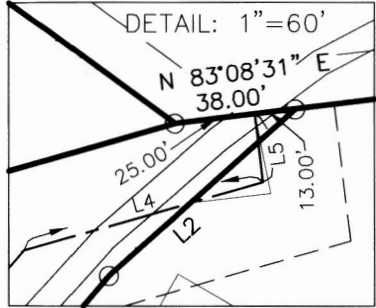
DEED VOL. 245 PAGE 361  
O.R. VOL. 262 PAGE 312  
O.R. VOL. 248 PAGE 649  
PLAT VOL. 5 PAGE 13  
PLAT VOL. 5 PAGE 74  
PLAT VOL. 19 PAGE 2728

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

### MASTER PLAT

- ACTION 1) TRANSFER AND RECORD PLAT  
ACTION 2) VACATE EXISTING 50' EASEMENT RECORDED IN PLAT VOL. 19 PAGE 2728  
ACTION 3) CONVEY LOT 2  
ACTION 4) CONVEY LOT 3  
ACTION 5) CONVEY 2.343 ACRES

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 40°55'06" E | 53.16'   |
| L2   | N 48°32'38" E | 77.75'   |
| L3   | N 40°55'06" E | 45.75'   |
| L4   | N 74°06'33" E | 77.42'   |
| L5   | N 06°51'29" W | 21.34'   |



### ACKNOWLEDGEMENT OF ENCROACHMENTS

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.

KYLE L. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

KYLE L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

STACEY L. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

STACEY L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

KEVIN C. YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

KEVIN C. YODER \_\_\_\_\_ DATE \_\_\_\_\_

JUDY LYNN YODER, PURSUANT TO ELECTRONIC SIGNATURE  
VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION  
ON OCTOBER 21, 2024.

JUDY LYNN YODER \_\_\_\_\_ DATE \_\_\_\_\_

### TRANSFER NOT NECESSARY

DATE 10/1/2025

AUDITOR: [Signature]

ACREAGE IN LOTS 3.978 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 3.978 ACRES

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

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.



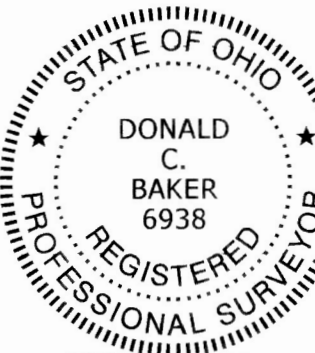
DATE: AUG. 28, 2024 KES\VJD WORK6\S-421-24\CNK

PARKWOOD DR. 50'

PARKVIEW SUBDIVISION  
LOT 36  
P. 2-129  
DOUGLAS N. MILLER  
MICHELLE T. MILLER  
D.V. 277-257

LOT LINE  
N 88°28'39" W  
334.80'

1ST QTR.  
LOT 21  
SEC. 15  
LOT 1  
4TH QTR.  
LOT 40  
3RD QTR.



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

BERLIN TOWNSHIP  
1ST QTR., LOT 21  
T-9 N; R-6 W  
HOLMES COUNTY, OHIO

202500003912

B: 19 P: 5656

FILED FOR RECORD IN

HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

10/01/2025 02:36 PM

PLAT MED . 43.20

PAGES: 1

ORV 293 Pg 4317

ORV 293 Pg 4320

ORV 293 Pg 4323

ORV 293 Pg 4326