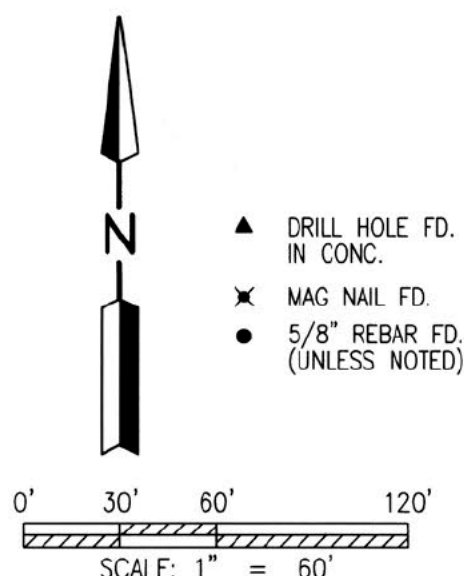




SITE MAP - NOT TO SCALE

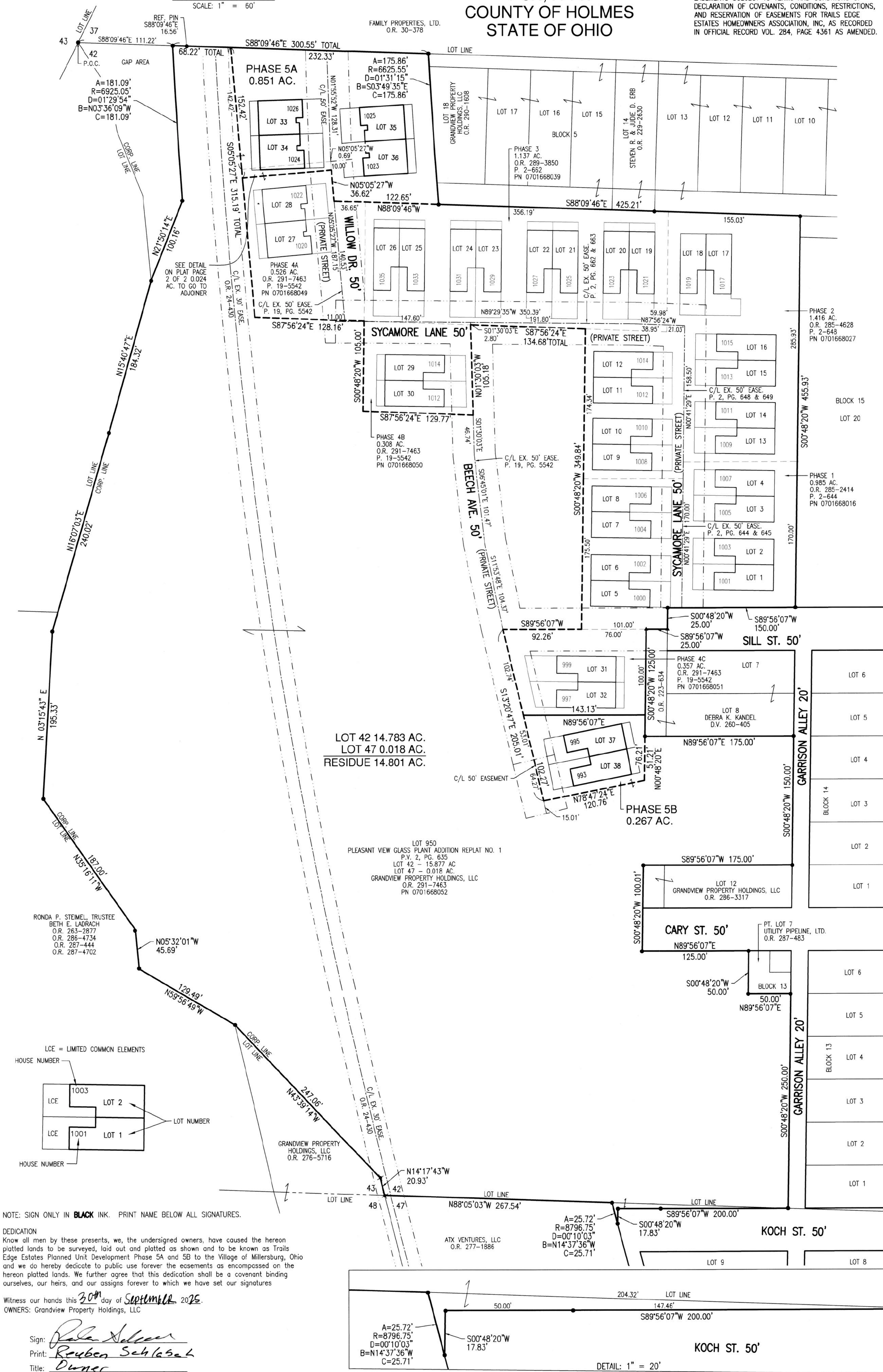


TRAILS EDGE ESTATES PLANNED UNIT DEVELOPMENT
PHASE 5A AND 5B
VILLAGE OF MILLERSBURG
LOT 950
PLEASANT VIEW GLASS PLANT ADDITION REPLAT NO. 1
P.V. 2, PG. 635
TOWNSHIP OF HARDY
1ST. QTR., LOTS 42 & 47
T-9N; R-7W
COUNTY OF HOLMES
STATE OF OHIO

PREPARED FOR:
GRANDVIEW PROPERTY HOLDINGS, LLC

ALL CONVEYED LOTS, LIMITED COMMON ELEMENTS AND EASEMENTS SUBJECT TO TERMS AND CONDITIONS OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR TRAILS EDGE ESTATES HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORD VOL. 284, PAGE 4361 AS AMENDED.

202500003957
B: 19 P: 5659
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/06/2025 10:59 AM
PLAT MED., 43.20
PAGES: 1
ORV 293 Pg 4554



ORDER OF OPERATIONS

- 0.024 AC. SPLIT FROM PN 0701668049 PHASE 4A
- 0.024 AC. COMBINED WITH PN 0701668052 TO SPLIT AND CREATE PHASE 5A 0.851 AC.
- 0.267 AC. SPLIT FROM PN 0701668052 TO CREATE PHASE 5B
- RESURVEY PN 0701668052 TO 14.801 AC.
- SPLIT LOTS 33, 34, 35 & 36 FROM PHASE 5A
- SPLIT LOTS 37 & 38 FROM PHASE 5B

SECTION LINE
CENTERLINE
DEDICATED R/W LINE
EX. PROPERTY LINE
EX. EASEMENT LINE
PROP. PHASE LINE
BOUNDARY LINE

REFERENCE SURVEY:
D.V. 242, PG. 928; D.V. 260, PG. 405;
O.R. 169, PG. 831; O.R. 202, PG. 3247;
O.R. 204, PG. 3453; O.R. 206, PG. 2378;
O.R. 208, PG. 2214; O.R. 208, PG. 2217;
O.R. 210, PG. 1386; O.R. 210, PG. 1389;
O.R. 223, PG. 634; O.R. 229, PG. 2630;
O.R. 263, PG. 2877; O.R. 276, PG. 5716;
O.R. 277, PG. 1886; O.R. 277, PG. 7281;
O.R. 284, PG. 4361; P.V. 1, PG. 357-362;
P.V. 2, PG. 459; P.V. 2, PG. 493; P.V. 7;
PG. 357; P.V. 14, PG. 3; P.V. 14, PG. 4;
P.V. 19, PG. 1179; P.V. 19, PG. 3802; P.V. 2;
PG. 648-649; P.V. 2, PG. 662-663
BASIS OF BEARING:
The bearings as shown hereon are relative to GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

PARCEL 20.624 AC.
- PHASE 1 0.985 AC.
- PHASE 2 1.416 AC.
- PHASE 3 1.137 AC.
- PHASE 4A 0.526 AC.
- PHASE 4B 0.308 AC.
- PHASE 4C 0.357 AC.
- AMENDMENT PHASE 4A
* NOTE * + 0.024 AC.
- PHASE 5A 0.851 AC.
- PHASE 5B 0.267 AC.
RESIDUE 14.801 AC.

* NOTE * ENCROACHMENT OF NEW PHASE 5B ONTO PHASE 4A, HAD TO SPLIT 0.024 AC. FROM PHASE 4A AND ADD IT BACK IN WITH PHASE 5A.

NOTE: SIGN ONLY IN **BLACK** INK. PRINT NAME BELOW ALL SIGNATURES.

DEDICATION
Know all men by these presents, we, the undersigned owners, have caused the hereon platted lands to be surveyed, laid out and platted as shown and to be known as Trails Edge Estates Planned Unit Development Phase 5A and 5B to the Village of Millersburg, Ohio and we do hereby dedicate to public use forever the easements as encompassed on the hereon platted lands. We further agree that this dedication shall be a covenant binding ourselves, our heirs, and our assigns forever to which we have set our signatures

Witness our hands this 30th day of September, 2025.
OWNERS: Grandview Property Holdings, LLC

Sign: Ruben Schlaab
Print: Ruben Schlaab
Title: Owner

STATE OF OHIO
COUNTY OF HOLMES

Before me, a Notary Public, in and for said county and state, personally appeared the above named Owners, who acknowledged that they did sign the foregoing plat and that the same was their own free act and deed.

this 30th day of September, 2025

Ruben Schlaab
Notary Public



Rylene VanSickle
Notary Public, State of Ohio
My Commission Expires
March 9, 2030

CERTIFICATE OF ACCEPTANCE AND DEDICATION

The Planned Unit Development as shown on this plat and the streets and easements as noted in graphic symbols were accepted for dedication by the Council of the Village of Millersburg.

Approved by the Village of Millersburg, Ohio.
this 1st day of October, 2025

Transferred:
this 6th day of October, 2025

Filed for Record:
this 6th day of October, 2025

19 in Volume 19, Page 5659

Millersburg Planning Commission
Nathan Troyer

Mark E. Purdy, P.S. #7307

Mark E. Purdy, P.S. #7307

Mark E. Purdy, P.S. #7307

Mark E. Purdy, P.S. #7307

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Mark E. Purdy, P.S. #7307 Date 9-29-25



SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

DRAWN C. Fabb CHECKED M. Purdy 1" SCALE = 60' DATE 09/28/2025
DWG NO: EW-2826-BASE JOB NO: EW-2826 SHEET 1 OF 2