

202500004096

B: 19 P: 5668

FILED FOR RECORD IN
HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

10/14/2025 10:17 AM

SMALL PLAT . 40.00

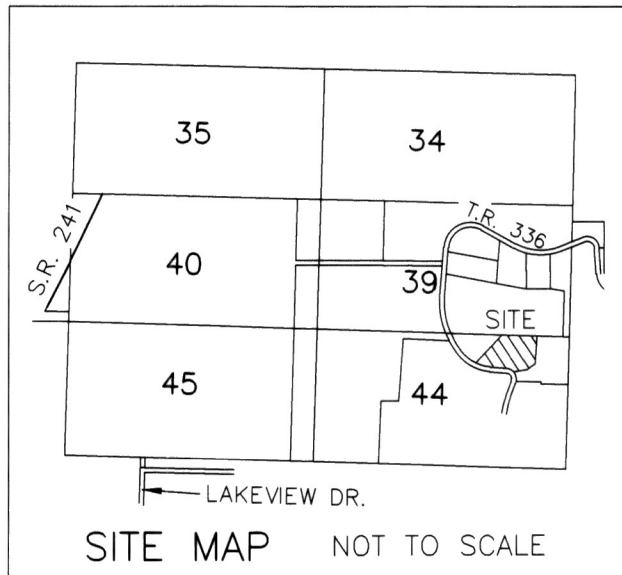
PAGES: 1

ORV 293 Pg 5143

ORV 293 Pg 5145

HIPP SUBDIVISION SECOND ADDITION

(FINAL)



AGENT:
DUANE TROYER
5351 T.R. 321
MILLERSBURG OH 44654
PHONE 330\763-3516

REFERENCES

O.R. VOL. 291 PAGE 1362
PLAT VOL. 2 PAGE 665

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) CONVEY LOT 11
ACTION 3) CONVEY LOT 12

NOTE: LOTS 11 AND 12 ARE SUBJECT TO THE DEED RESTRICTION
LISTED ON PLAT VOL. 2 PAGE 665.

TRANSFER NOT NECESSARY

DATE Oct. 14, 2025

AUDITOR Chelion Miller, PT

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.

ACREAGE IN LOTS 5.241 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 5.241 ACRES

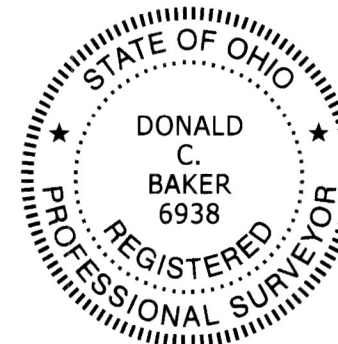
0' 100' 200' 300'

SCALE: 1"=100'

DATE: MAY 19, 2025
TAB\KES

WORK7\S-258-25

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



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
Donald C. Baker, P.S. 6938

JUNE 30, 2025

DATE

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.

Duane I. Troyer, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 5, 2025.

DUANE I. TROYER DATE

Ina R. Troyer, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 5, 2025.

INA R. TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled
HIPP SUBDIVISION SECOND ADDITION
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 on any lot is dependent on a site specific
evaluation prior to the start of any construction.

Michael C. Herr 9/12/2025
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.

John E. Baker 9/12/2025
Holmes Soil and Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Joe Miller 9-29-25
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

Robert Miller 9/12/2025
County Engineer 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.

AO 9/12/2025
Holmes County Planning Commission DATE