

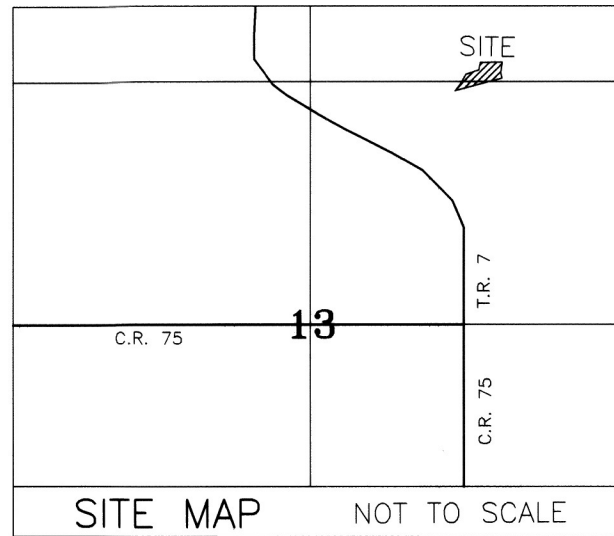
202500004105

B: 19 P: 5669
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/14/2025 11:38 AM
SMALL PLAT . 40.00
PAGES: 1
ORV 293 Pg 5172
ORV 293 Pg 5175
ORV 293 Pg 5178

DEER VIEW ESTATE SUBDIVISION REPLAT No. 1

REPLAT OF DEER VIEW ESTATE SUBDIVISION (P. 19-2882) LOT 1 (FINAL)

AGENT:
ALLEN MILLER
2852 T.R. 7
BRINKHAVEN, OH 43006
PHONE: 740-291-9928



REFERENCES

O.R. VOL. 192 PAGE 2572
O.R. VOL. 246 PAGE 3086
PLAT VOL. 2 PAGE 299
PLAT VOL. 18 PAGE 832
PLAT VOL. 19 PAGE 849
PLAT VOL. 19 PAGE 2882

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

MASTER PLAT

ACTION 1) VACATE EXISTING 50' EASEMENT (P. 19-2882)
ACTION 2) CONVEY NEW 50' EASEMENT
ACTION 3) TRANSFER AND RECORD PLAT
ACTION 4) CONVEY LOT 2

ACREAGE IN LOT 2.736 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.736 ACRES

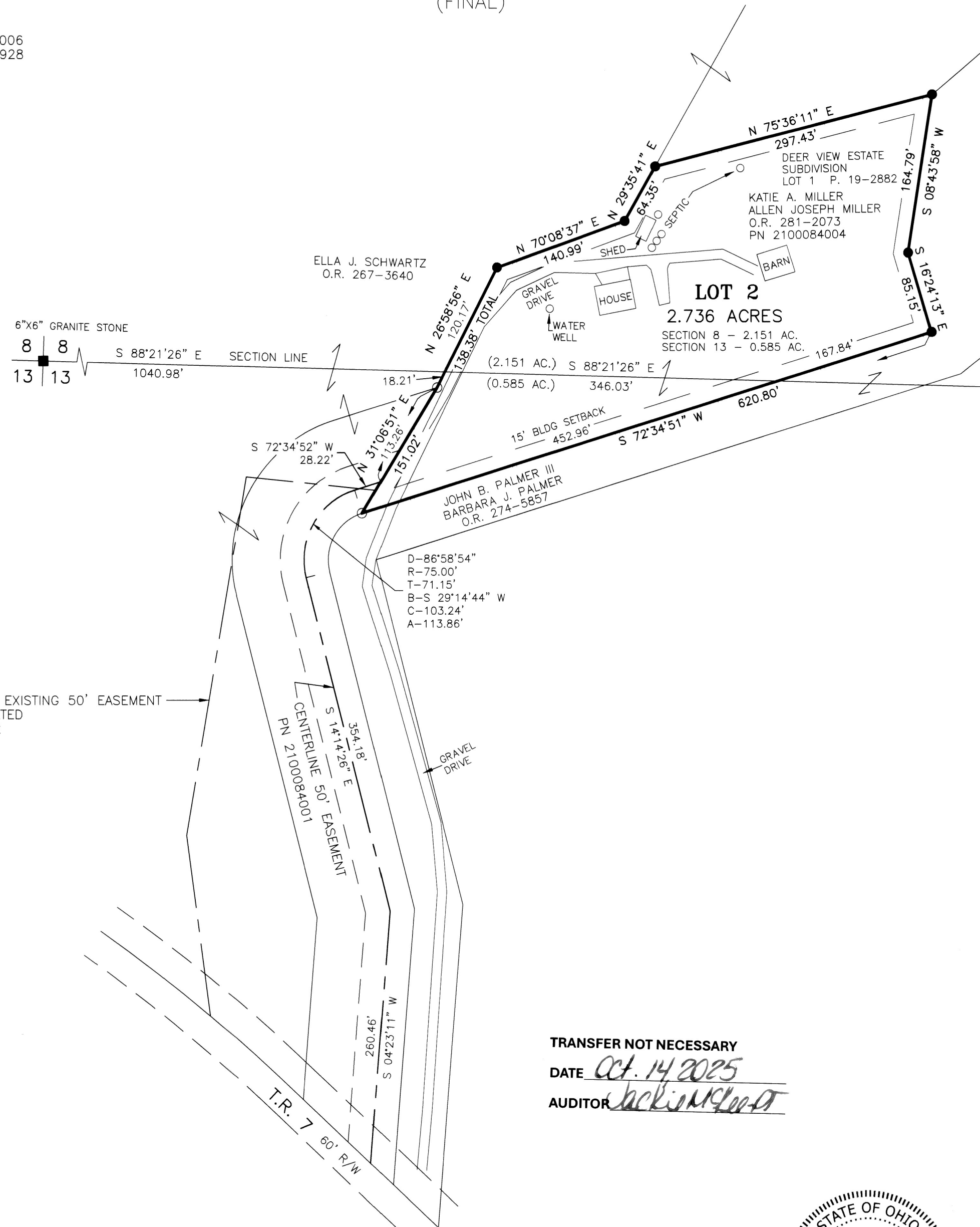
NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATTING SAID LOTS.

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.

CENTERLINE EXISTING 50' EASEMENT
TO BE VACATED
P. 19-2882



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.
NOTE: SIGN IN PERMANENT BLACK INK

Katie A. Miller, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 2, 2025

KATIE A. MILLER DATE

Allen Joseph Miller, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 2, 2025

ALLEN JOSEPH MILLER DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 2,
their heirs and assigns, the 50' easement for the purposes
of ingress, egress and utilities as shown on this plan
of subdivision.

Katie A. Miller, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 2, 2025

KATIE A. MILLER DATE

Allen Joseph Miller, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 2, 2025

ALLEN JOSEPH MILLER DATE

Ella J. Schwartz, pursuant to electronic signature verification
by Holmes County Planning Commission on Sept. 2, 2025

ELLA J. SCHWARTZ DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled DEER VIEW
ESTATE 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 on any lot is dependent on a site specific
evaluation prior to the start of any construction.

[Signature] 9/4/2025
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.

[Signature] 9/4/2025
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.

[Signature] 9.2.25
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 9/4/2025
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 9/4/2025
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.

[Signature] JUNE 26, 2025
Aaron L. Gerber, P.S. 8379 DATE

TRANSFER NOT NECESSARY

DATE OCT. 14 2025

AUDITOR *[Signature]*

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

RICHLAND TOWNSHIP
S.E. QTR. SECTION 8
N.E. QTR. SECTION 13
T-8 N; R-9 W
HOLMES COUNTY, OHIO

0' 100' 200' 300'
SCALE: 1"=100'
DATE: MAY 29, 2025
KES\GRB WORK7\S-270-25\CNK

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

