

Salt Creek Township  
N.W. Qtr. Sec.36  
T-15 N; R-12 W  
Holmes County, Ohio

# Salt Creek Township Subdivision No. 16

## Replat No. 1

Replat of Salt Creek Subdivision. No 16

(Plat Vol. 19 Page 5548)

Lot 2 and Additional Lands

(Final)

202500004224

B: 19 P: 5675  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
10/22/2025 11:41 AM  
PLAT MED . 43.20  
PAGES: 1

ORV 293 Pg 5849  
ORV 293 Pg 5853

Agent: Daniel Troyer  
8812 C.R. 77  
Fredricksburg, OH 44627  
Phone: 330-695-2076

### MASTER PLAT: The Purpose of this survey.

Action 1.) Convey 0.976 acres ~~to~~ to adjoining owner  
Wayne J. Troyer and Verna Troyer.

Action 2.) Transfer and Record Plat to create new lot.

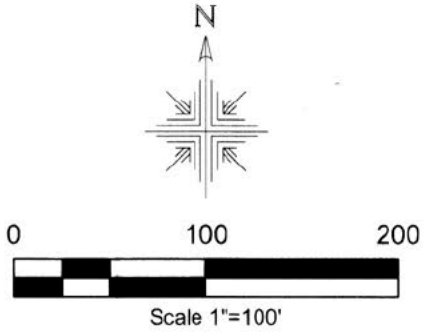
Action 3.) Convey New Lot 3

### REFERENCES:

Deeds as shown

Plat Vol. 19 Page 5548  
Plat Vol. 19 Page 1159

Basis of Bearing Grid North, Ohio State Plane  
Coordinate System, North Zone, NAD  
83(2011).North Zone, NAD 83(2011).Distances  
shown hereon are distances by scale factor of  
0.9999650451.



Area in Lot 2.608 Acres  
Area in Road Dedication 0.000 Acres  
Total Area in Allotment 2.608 Acres

- ▲ Railroad Spike Found
- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith-8703"
- Point

### NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane  
Coordinate System, NAD 83(2011), North Zone.

(2) Iron pins indicated (set) are 5/8" rebar with an orange  
plastic cap marked "Galbraith 8703".

(3) For erosion control, the landowners will follow the  
Rainwater and Land Development Standards for  
Stormwater 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.

(4) Building setback lines are thirty (30) feet from the Road  
Right of Way and fifteen (15) feet from side and rear lot  
lines.

(5) Lot 3 is used for residential purposes

(6) No further splits will be permitted without replating said  
lot.

### Acknowledgment of Encroachment

We hereby consent to the undersigned owners  
acknowledgment of the existence of certain  
encroaching structures as depicted on Plat Vol. 19  
Page 5548 of Salt Creek Township Subdivision  
No. 16 and hereby consent to maintenance of said  
structures in their current location.

Wayne J. Troyer, Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Verna Troyer Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Troyer's County Furniture, LLC, Pursuant to electronic signature  
verification by Holmes County Planning Commission on July 29, 2025.

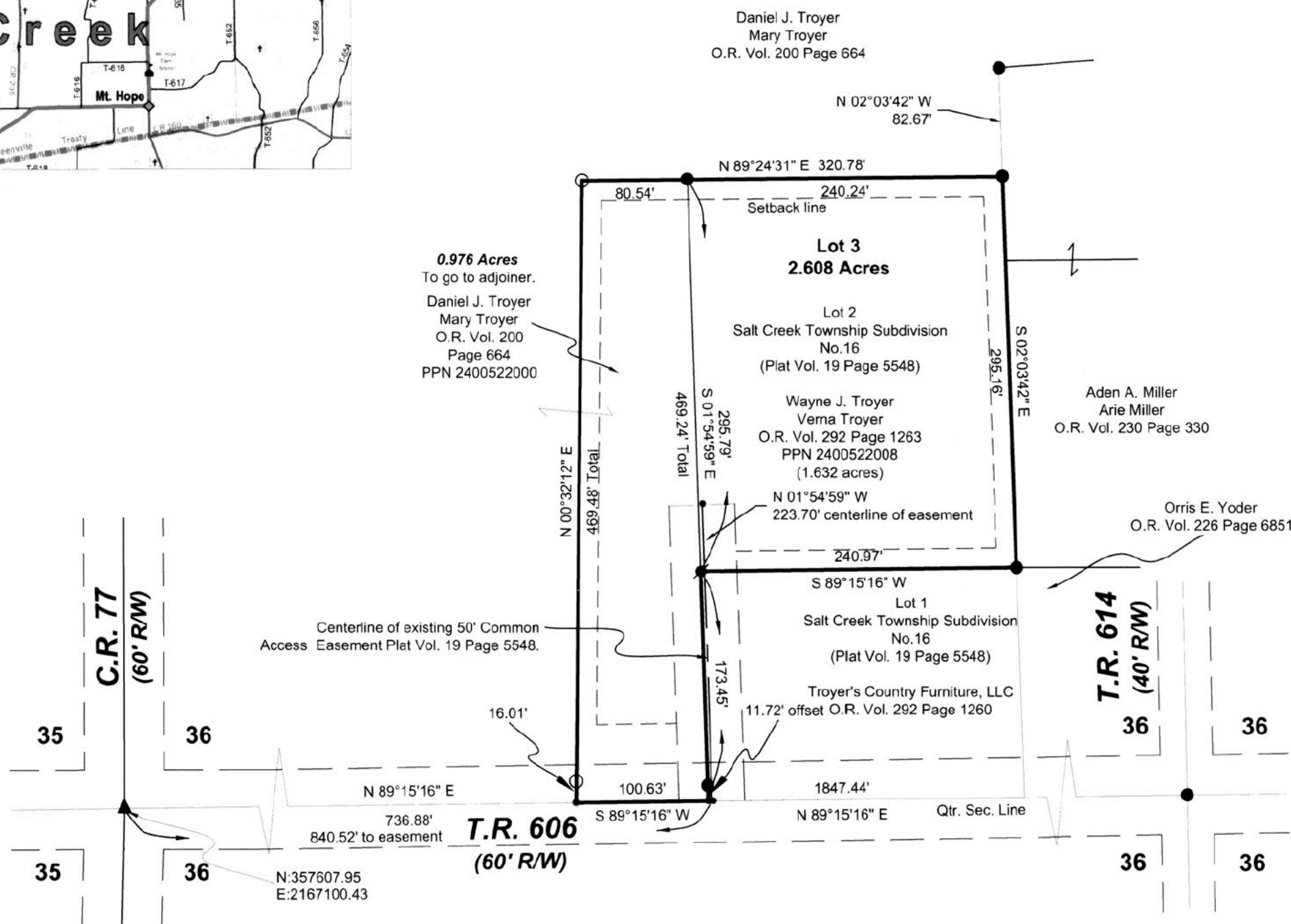
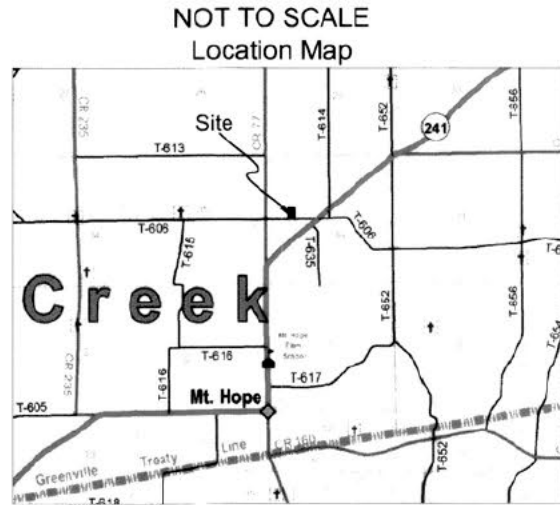


### CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of  
my knowledge.

Caleb Jerome Galbraith P.S. 8703  
Date: May 25, 2025  
Job ID: 13725

Pioneer Surveying & Services, LLC.  
5434 Township Road 377  
Millersburg, Ohio 44654  
Phone: 330-231-0497  
Email: caleb@pioneersurveyingandservices.com



### Owners Agreement

All owners agree that no further splits shall be  
created using this access easement without  
further approval of all owners and the Holmes  
County Planning Commission.

### Maintenance Agreement

The owners of Lot 1 of the Salt Creek Township  
Subdivision No. 16 and Lot 3 of Salt Creek Township  
Subdivision No. 16 Replat No. 1 shall be responsible for  
the the Maintenance of said 50 foot common access  
easement. The cost of said maintenance shall be  
shared proportionally among all parties entitled to use  
said easement and choose to do so. All parties entitled  
to use said common access easement

NOTE: SIGN IN PERMANENT BLACK INK.

### CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby 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  
setback restriction lines.

Wayne J. Troyer, Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Verna Troyer Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Daniel J. Troyer, Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Mary Troyer, Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

### CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE COMMON ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown  
Lot 3 their heirs assigns, the 50' common  
access easement for the purpose of ingress,  
egress, and utilities as shown on this plan of  
subdivision.

Steven I. Yoder, Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Wayne J. Troyer, Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Verna Troyer Pursuant to electronic signature verification by  
Holmes County Planning Commission on July 29, 2025.

Troyer's County Furniture, LLC, Pursuant to electronic signature  
verification by Holmes County Planning Commission on July 29, 2025.

### CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

CHAIRMAN, COUNTY COMMISSIONERS DATE 9-4-25

### CERTIFICATE OF APPROVAL OF PLAT

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

COUNTY ENGINEER DATE 9/2/2025

### 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 prenoted in the minutes of the  
Holmes County Regional Planning Commission and that it  
has been approved for recording in the office of the county  
recorder.

AO 9/3/2025  
HOLMES COUNTY PLANNING COMMISSION 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.

9/2/2025

HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF WATER  
SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled Salt  
Creek Township Subdivision No. 16 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 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.

COUNTY HEALTH COMMISSIONER DATE 9/2/2025

### TRANSFER NOT NECESSARY

DATE 09-22-2025  
AUDITOR