

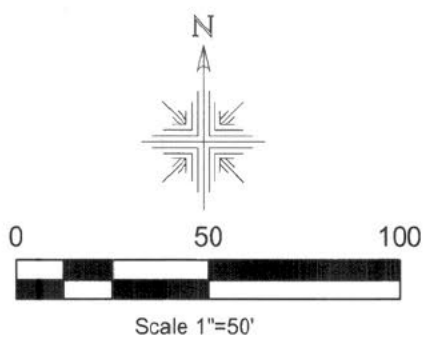
Hardy Township
S.E. Qtr. Sec. 11
T-9 N, R-7 W
Holmes County, Ohio

Agent: Heidi Toye
7537 T.R. 317
Millersburg, OH 44654
Phone: 330-473-0954

REFERENCES:
Deeds as shown

Plat Vol. 18 Page 760
Plat Vol 16 Page 228
Plat Vol 19 Page 4811
Plat Vol. 02 Page 133

Area in Lots	2.293 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	2.293 Acres



NOTES:

(1) Basis of Bearing are from Plat Vol. 19 Page 4811.

(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 (5) feet from side and rear lot lines as stated in Plat Vol. 2 Page 133.

(5) Lots 21 and 22 are used for residential purposes

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

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.

MASTER PLAT: The Purpose of this survey.

Action 1.) Convey 0.028 acres from Lot 1 of Heidi C. Toye and Andrew Toye to adjoining Lot 2 of Heidi C. Toye and Andrew Toye.

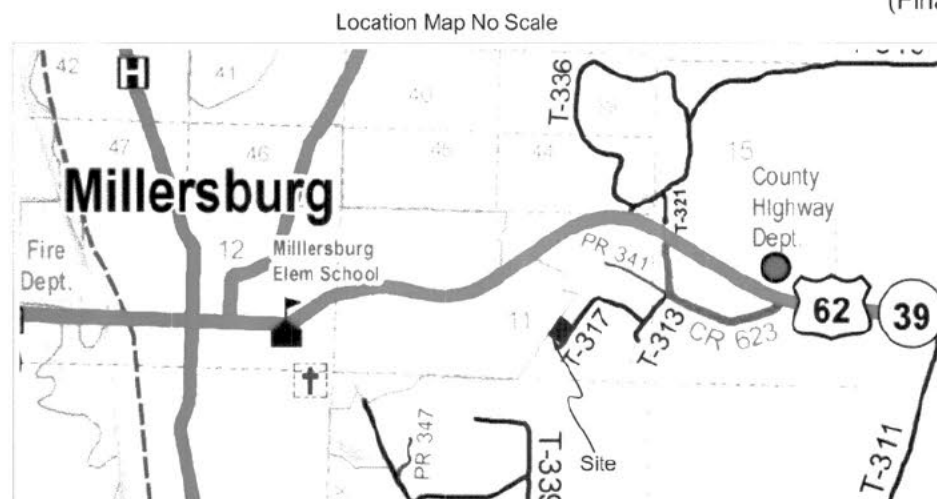
Action 2.) Transfer and Record Plat.

Action 3.) Convey New Lot 21.

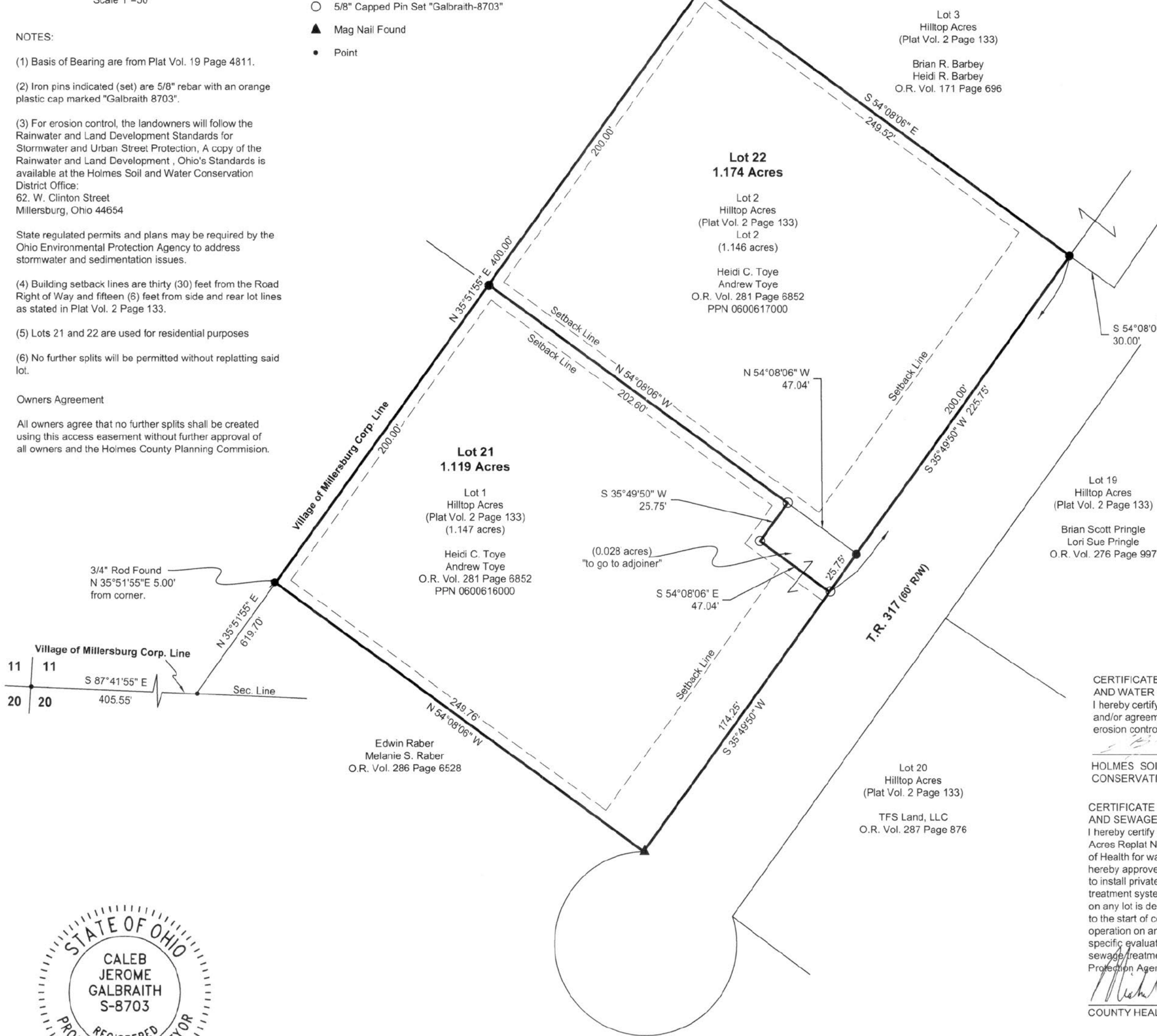
Action 4.) Convey New Lot 22.

Hilltop Acres
Replat No. 1

Replat of Hilltop Acres
(Plat Vol. 2 Page 133)
Lots 1 and 2
(Final)



- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith-8703"
- ▲ Mag Nail Found
- Point



I certify this survey to be correct to the best of my knowledge.
Caleb Jerome Galbraith
Date: April 15, 2025
Job ID: 7125

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.

Heidi C. Toye, Pursuant to electronic signature verification by Holmes County Planning Commission on July 9, 2025

Andrew Toye, Pursuant to electronic signature verification by Holmes County Planning Commission on July 9, 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 presented 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 9/16/2025
HOLMES COUNTY PLANNING COMMISSION DATE

TRANSFER NOT NECESSARY

DATE Oct. 23 2025
AUDITOR [Signature]

202500004260

B: 19 P: 5678

FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/23/2025 01:36 PM
PLAT MED . 43.20
PAGES: 1

ORV 293 Pg 6029
ORV 293 Pg 6032
ORV 293 Pg 6034

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.

9/16/2025
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 Hilltop Acres 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.

9/16/2025
COUNTY HEALTH COMMISSIONER DATE

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

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
COUNTY ENGINEER DATE

PIONEER