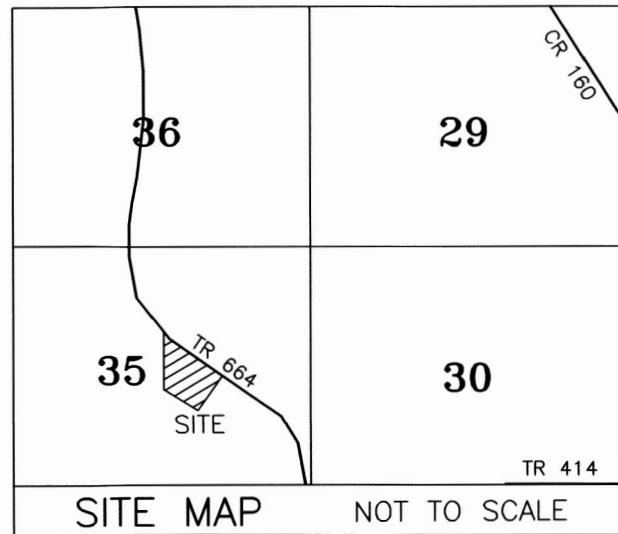
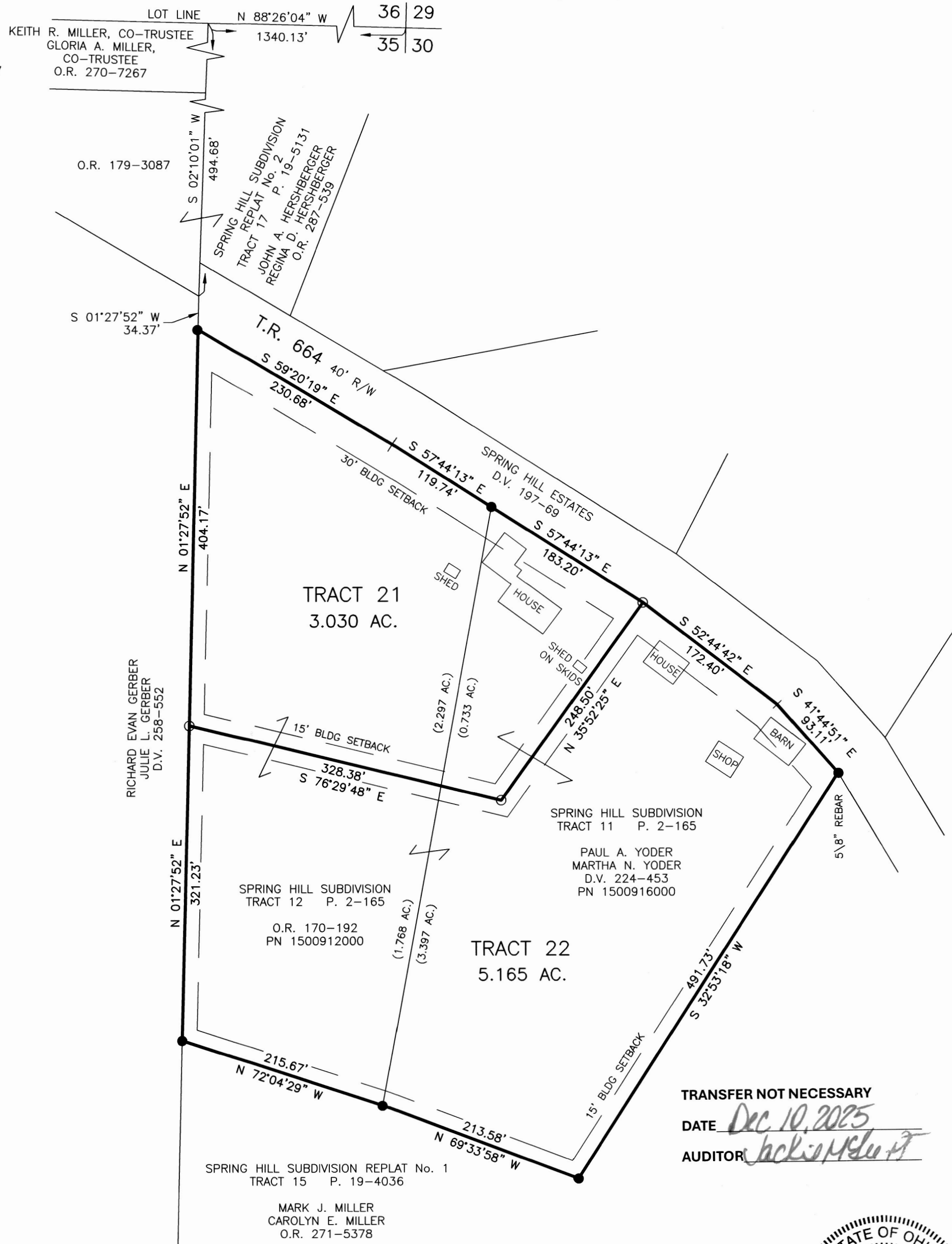


SPRING HILL SUBDIVISION REPLAT No. 3

REPLAT OF SPRING HILL SUBDIVISION (P. 2-165) TRACTS 11 & 12 (FINAL)



AGENT:
ORUS MAST
8080 T.R. 669
DUNDEE, OH 44624
PHONE: 330-473-9077



REFERENCES

DEED VOL. 224 PAGE 453
O.R. VOL. 170 PAGE 192
O.R. VOL. 287 PAGE 539
PLAT VOL. 2 PAGE 165
PLAT VOL. 19 PAGE 4036
PLAT VOL. 19 PAGE 5131

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 TRACT 21
ACTION 3) CONVEY TRACT 22

ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the undersigned owners
acknowledgement of the existence of certain
encroaching structures as depicted hereon and
we hereby consent to maintenance of said
structures in their current location.

Paul A. Yoder, pursuant to electronic signature verification by
Holmes County Planning Commission on Sept. 25, 2025
PAUL A. YODER DATE

Martha N. Yoder, pursuant to electronic signature verification by
Holmes County Planning Commission on Sept. 25, 2025
MARTHA N. YODER DATE

THESE LOTS ARE FOR RESIDENTIAL PURPOSES
AND COMMERCIAL PURPOSES ONLY.

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 8.195 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 8.195 ACRES

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.

Paul A. Yoder, pursuant to electronic signature verification by
Holmes County Planning Commission on Sept. 25, 2025
PAUL A. YODER DATE

Martha N. Yoder, pursuant to electronic signature verification by
Holmes County Planning Commission on Sept. 25, 2025
MARTHA N. YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled
SPRING HILL SUBDIVISION REPLAT No. 3
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 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.

Michael E. Herr 11/14/2025
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.

11/14/2025
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.

11/17/2025
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

11/14/2025
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 11/14/2025
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.

Donald C. Baker, P.S. 6938 JULY 18, 2025
DATE

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

PAINT TOWNSHIP
3RD QTR., LOT 35
T-10 N; R-4 W
HOLMES COUNTY, OHIO

0' 100' 200' 300'
SCALE: 1"=100'
DATE: JUNE 24, 2025
TAB\GRB WORK7\S-325-25\CNK

- 1/2" PIPE FOUND
UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP
I.D. CAP MARKED "BAKER
SURVEYING LLC"

