

JDS Acres Subdivision

Replat No. 1

Paint Township
N.E. Qtr. Section 32
T-15 N, R-11 W
Holmes County, Ohio
(Final)

Agent: Owen Mast
8368 SR 241
Fredericksburg OH, 44627
Phone: 330-674-2027



Area in Lot 4.000 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 4.000 Acres

REFERENCES:

Deeds as shown

Plat Vol. 19 Page 3225
Plat Vol. 13 Page 144
Plat Vol. 19 Page 3209

NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83(2011), North Zone. Distances shown hereon are ground distances. Multiply by a factor of 0.999914675 to obtain grid distances.

(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
Millsburg, 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.



CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith
Date: April 3, 2025
Job ID: 1525

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

PIIONEER

MASTER PLAT: The Purpose of this survey.

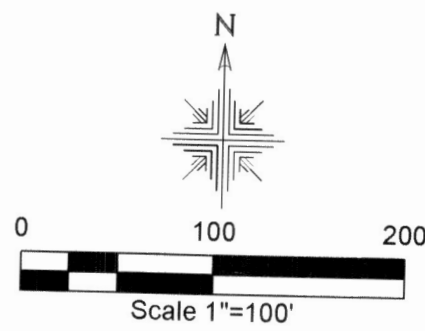
Action 1.) Affidavit to vacate a portion of Lot 1.

Action 2.) Convey 2.546 acres to adjoiner.

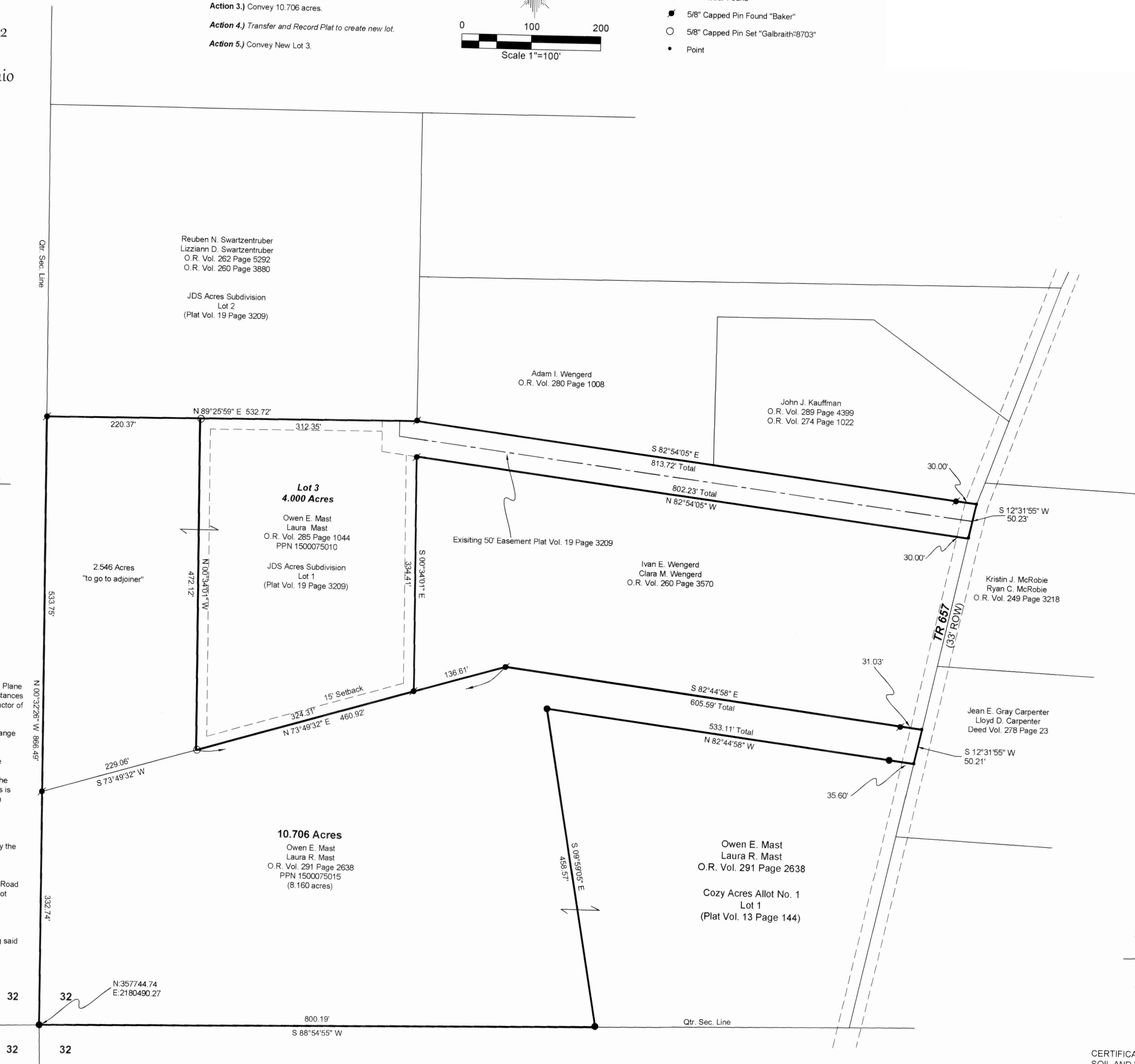
Action 3.) Convey 10.706 acres.

Action 4.) Transfer and Record Plat to create new lot.

Action 5.) Convey New Lot 3.



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



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 2 of JDS Acres Subdivision (Plat Vol. 19 Page 3209) and Lot 3 of JDS Acres Subdivision Replat No. 1 shall be responsible for the maintenance of said 50' easement. The cost shall be shared proportionally among all owners entitled to use said easement and choose to do so.

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.

Owen E. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE EASEMENT.

We, the undersigned, grant unto hereon shown Lot 2 of JDS Acres Subdivision (Plat Vol. 19 Page 3209) and Lot 3 of JDS Acres Subdivision Replat No. 1 for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Owen E. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

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

Reuben N. Swartzentruber, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

Lizzian D. Swartzentruber, 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 9/3/2025

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.

HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE 9/3/2025

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled JDS Acres 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 private water system and on-site family 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.

AO 9/3/2025
COUNTY HEALTH COMMISSIONER DATE

Vacation Plat Part of Lot 1 JDS Acres Subdivision

Reuben N. Swartzentruber
Lizzian D. Swartzentruber
O.R. Vol. 262 Page 5292
O.R. Vol. 260 Page 3880

JDS Acres Subdivision
Lot 2
(Plat Vol. 19 Page 3209)

2.546 Acres
Owen E. Mast
Laura Mast
O.R. Vol. 285 Page 1044
PPN 1500075010

to be vacated from
JDS Acres Subdivision
Lot 1
(Plat Vol. 19 Page 3209)

"to go to adjoiner"

I hereby certify accept the vacation of part of Lot 1 of JDS Acres Subdivision (as shown hereon) as recorded in Plat Vol. 19 Page 3209.

AO 9/3/2025
HOLMES COUNTY PLANNING COMMISSION DATE

TRANSFER NOT NECESSARY

DATE 1/30/26

AUDITOR Mike LA

We, the undersigned, certify that we are the owners of Lots 1 and 2 of JDS Acres Subdivision (Plat Vol. 19 Page 3209) and hereby accept the vacation of part of Lot 1.

Owen E. Mast, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

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

Reuben N. Swartzentruber, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

Lizzian D. Swartzentruber, Pursuant to electronic signature verification by Holmes County Planning Commission on July 29, 2025.

202600000471

B: 19 P: 5757

FILED FOR RECORD IN

HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

01/30/2026 12:31 PM

PLAT MED . 43.20

PAGES: 1

ORV 294 Pg 6153

ORV 294 Pg 6157

ORV 294 Pg 6160

ORV 294 Pg 6163

Detail Scale 1"=50'