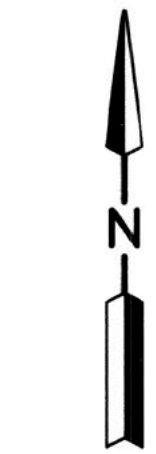




SITE MAP - NOT TO SCALE



- ▲ DRILL HOLE FD. IN CONC.
- ✕ MAG NAIL FD.
- 5/8" REBAR FD. (UNLESS NOTED)

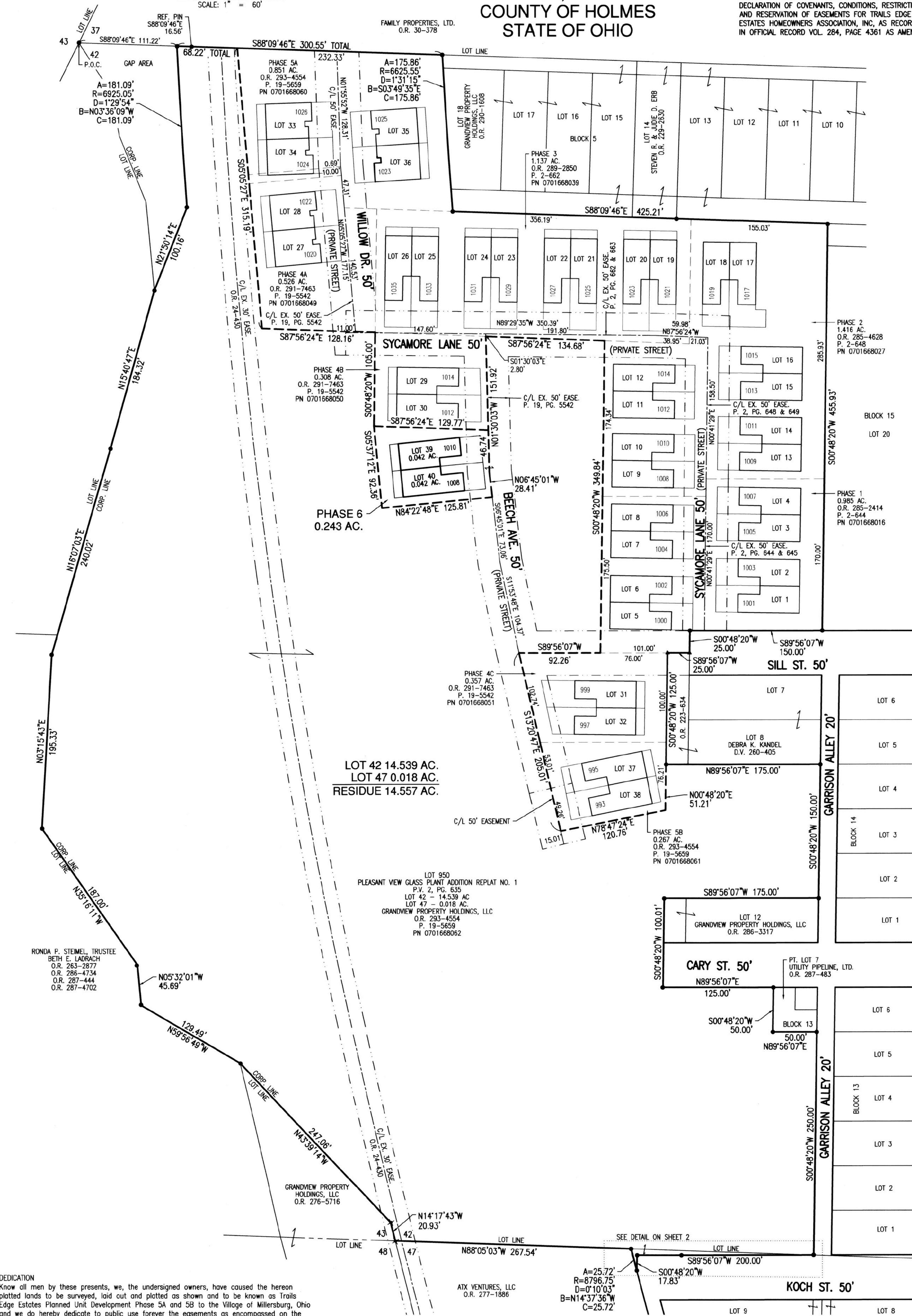
0' 30' 60' 120'
SCALE: 1" = 60'

TRAILS EDGE ESTATES PLANNED UNIT DEVELOPMENT
PHASE 6
VILLAGE OF MILLERSBURG
LOT 950
PLEASANT VIEW GLASS PLANT ADDITION REPLAT NO. 1
P.V. 2, PG. 635
TOWNSHIP OF HARDY
1ST. QTR., LOTS 42 & 47
T-9N; R-7W
COUNTY OF HOLMES
STATE OF OHIO

PREPARED FOR:
GRANDVIEW PROPERTY HOLDINGS, LLC

ALL CONVEYED LOTS, LIMITED COMMON ELEMENTS AND EASEMENTS SUBJECT TO TERMS AND CONDITIONS OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR TRAILS EDGE ESTATES HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORD VOL. 284, PAGE 4361 AS AMENDED.

202600003908
B: 19 P: 5910
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/31/2026 02:30 PM
PLAT MED: 43.20
PAGES: 1
ORV 297 Pg 1237



ORDER OF OPERATIONS

- 0.243 AC. SPLIT FROM PN 0701688062 PHASE 6
- RESURVEY PN 0701688062 TO 14.557 AC.
- SPLIT LOTS 39 & 40 FROM PHASE 6

- SECTION LINE
- CENTERLINE
- DEDICATED R/W LINE
- EX. PROPERTY LINE
- EX. PHASE LINE
- EASEMENT LINE
- PROP. PHASE LINE
- BOUNDARY LINE

REFERENCE SURVEY:
D.V. 242, PG. 928; D.V. 260, PG. 405;
O.R. 169, PG. 831; O.R. 202, PG. 3247;
O.R. 204, PG. 3453; O.R. 206, PG. 2378;
O.R. 208, PG. 2214; O.R. 208, PG. 2217;
O.R. 210, PG. 1386; O.R. 210, PG. 1389;
O.R. 223, PG. 634; O.R. 229, PG. 2630;
O.R. 263, PG. 2877; O.R. 276, PG. 5716;
O.R. 277, PG. 1866; O.R. 277, PG. 7281;
O.R. 284, PG. 4361; P.V. 1, PG. 357-362;
P.V. 2, PG. 459; P.V. 2, PG. 493; P.V. 7,
PG. 357; P.V. 14, PG. 3; P.V. 14, PG. 4;
P.V. 19, PG. 1179; P.V. 19, PG. 3802; P.V.
2, PG. 635; P.V. 2, PG. 644-645; P.V. 2,
PG. 648-649; P.V. 2, PG. 662-663
BASIS OF BEARING:
The bearings as shown hereon are relative
to GRID NORTH of the OHIO STATE PLANE
COORDINATE SYSTEM, NAD 83 DATUM

PARCEL 20.624 AC.
- PHASE 1 0.985 AC.
- PHASE 2 1.416 AC.
- PHASE 3 1.137 AC.
- PHASE 4A 0.526 AC.
- PHASE 4B 0.308 AC.
- PHASE 4C 0.357 AC.
* SEE NOTE * PHASE 4A
AMENDMENT + 0.024 AC.
- PHASE 5A 0.851 AC.
- PHASE 5B 0.267 AC.
- PHASE 6 0.243 AC.
ROUNDING ERROR - 0.001 AC.
RESIDUE 14.557 AC.

* NOTE * ENCROACHMENT OF
NEW PHASE ONTO PHASE 4A
HAD TO SPLIT 0.024 AC. FROM
PHASE 4A AND ADD IT BACK IN
WITH PHASE 5A.

DEDICATION

Know all men by these presents, we, the undersigned owners, have caused the hereon
platted lands to be surveyed, laid out and plotted as shown and to be known as Trails
Edge Estates Planned Unit Development Phase 5A and 5B to the Village of Millersburg, Ohio
and we do hereby dedicate to public use forever the easements as encompassed on the
hereon platted lands. We further agree that this dedication shall be a covenant binding
ourselves, our heirs, and our assigns forever to which we have set our signatures

Witness our hands this 26th day of August, 2026.
OWNERS: Grandview Property Holdings, LLC

Sign: *Ruben Schlabach*
Print: *Ruben Schlabach*
Title: *Owner*

STATE OF OHIO SS:
COUNTY OF HOLMES

Before me, a Notary Public, in and for said county and state, personally appeared the
above named Owners, who acknowledged that they did sign the foregoing plat and that
the same was their own free act and deed.
this 26th day of August, 2026.

Ruben Schlabach
Notary Public My Commission Expires March 9, 2030

CERTIFICATE OF ACCEPTANCE AND DEDICATION

The Planned Unit Development as shown on this plat and the streets and easements as
noted in graphic symbols were accepted for dedication by the Council of the Village of
Millersburg.

Approved by the Village of Millersburg, Ohio.

this 27th day of August, 2026

Transferred: this 31st day of August, 2026

Filed for Record: this 31st day of August, 2026

in Volume 127, Page 1237

Millersburg Planning Commission
Nathan Troyer

Holmes County Auditor's Office
Quinta Hall

Holmes County Recorder's Office

Distances shown hereon are expressed in feet and decimal parts thereof,
bearings are used to express angles only, iron pins or monuments were
found or set as indicated hereon. All of which I believe to be correct
to the best of my knowledge.

By: *Mark E. Purdy* 8-12-26
Mark E. Purdy, P.S. #7307 Date



SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sj@sj-inc.com

DRAWN C. Felt	CHECKED M. Purdy	1" = 60'	DATE 08/12/2026
DWG NO: EW-2826A-BASE		JOB NO: EW-2826A	
SHEET 1 OF 2			