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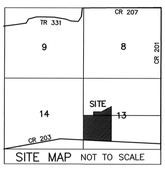
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/21/2019 02:38 PM
PLAT LARGE . 86.40
PAGES: 1

ORV 268 PGS 1975, 1977, 1979, 1982, 1984, 1986, 1989, 1991, 1997, 1999, 2001, 2003, 2005, 2007, 2010, 2012



SITE MAP NOT TO SCALE

VICTORIA ESTATES II REPLAT NO. 1

REPLAT OF
VICTORIA ESTATES II REPLATTING OF VICTORIA ESTATES AND ADDITIONAL LANDS (P.17–217) LOTS 5, 6 AND 7
AND
VICTORIA ESTATES II, FIRST ADDITION (P.19–403) LOT 9
AND
VICTORIA ESTATES II, FIRST ADDITION REPLAT OF LOT 8 (P.19–1756) LOTS 10 AND 11
AND
VICTORIA ESTATES II REPLAT OF LOT 4 AND ADDITIONAL LANDS (P.19–3165) LOT 12

(FINAL)

AGENT:
MIKE CONN
5737 C.R. 203
MILLERSBURG, OH 44654
PHONE: 330–473–7884

MASTER PLAT

THE PURPOSE OF THIS SURVEY

ACTION 1) TRANSFER AND RECORD A DEED FOR EXISTING LOT 12.

ACTION 2) TRANSFER AND RECORD A DOCUMENT TO VACATE EXISTING EASEMENTS SHOWN ON P. 17–217 AND P. 19–1756.

ACTION 3) ANNEX 0.335 ACRES FROM MICHAEL CONN AND REBECCA CONN (LOT 9) TO JEFFREY M. CONN AND GABRIELLE C. CONN (LOT 11) AND COMBINE WITH LOT 11 TO CREATE A NEW LOT 13.

ACTION 4) ANNEX 0.399 ACRES FROM MICHAEL CONN AND REBECCA CONN (LOT 9) TO MARCUS EMLER AND KATHERINE EMLER (LOT 10) AND COMBINE WITH LOT 10 TO CREATE A NEW LOT 14.

ACTION 5) ANNEX 0.695 ACRES FROM MICHAEL CONN AND REBECCA CONN (LOT 9) TO MICHAEL W. CONN AND REBECCA R. CONN (LOT 12) AND COMBINE WITH 1.253 ACRES FROM LOT 12 TO CREATE NEW LOT 16.

ACTION 6) ANNEX 0.302 ACRES FROM MICHAEL CONN AND REBECCA CONN AND THOMAS LEE AND DAWN LEE (LOT 5) TO MICHAEL W. CONN AND REBECCA R. CONN (LOT 12) AND COMBINE WITH 3.101 ACRES FROM LOT 12 TO CREATE NEW LOT 17.

ACTION 7) ANNEX 0.166 ACRES FROM SANDRA M. CONN (LOT 6) TO MICHAEL CONN AND REBECCA CONN AND THOMAS LEE AND DAWN LEE (LOT 5) AND COMBINE WITH 0.843 ACRES FROM LOT 5 TO CREATE NEW LOT 18.

ACTION 8) ANNEX 0.318 ACRES AND 0.017 ACRES FROM MICHAEL CONN AND REBECCA CONN AND THOMAS LEE AND DAWN LEE (LOT 5) TO SANDRA M. CONN (LOT 6) AND COMBINE WITH 0.807 ACRES FROM LOT 6 TO CREATE NEW LOT 19.

ACTION 9) ANNEX 0.601 ACRES FROM SANDRA M. CONN (LOT 6) TO THOMAS C. LEE AND DAWN LEE (LOT 7)

ACTION 10) ANNEX 1.198 ACRES AND 0.275 ACRES AND 2.936 ACRES FROM MICHAEL CONN AND REBECCA CONN AND THOMAS LEE AND DAWN LEE (LOT 5) TO THOMAS C. LEE AND DAWN L. LEE (LOT 7) AND COMBINE WITH THE 0.601 ACRES AND LOT 7 TO CREATE A NEW LOT 20.

ACTION 11) DEEDS FOR NEW LOTS 13, 14, 15, 16, 17, 18, 19 AND 20.

REFERENCES
PLAT VOL. 17 PAGE 217
PLAT VOL. 19 PAGE 1756
PLAT VOL. 19 PAGE 403
PLAT VOL. 19 PAGE 3165
PLAT VOL. 2 PAGE 351
PLAT VOL. 19 PAGE 2905
BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE N.A.D. 83

TRANSFER NOT NECESSARY
DATE June 21, 2019
AUDITOR Jackie McKee PT

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.

Michael W. Conn — MICHAEL W. CONN\MICHAEL CONN — 5-26-19 DATE
Rebecca R. Conn — REBECCA R. CONN\REBECCA CONN — 5-26-19 DATE
Thomas C. Lee — THOMAS C. LEE\THOMAS LEE — 5-30-19 DATE
Dawn L. Lee — DAWN L. LEE\DAWN LEE — 5-29-19 DATE
Marcus Emler — MARCUS EMLER — 5-26-19 DATE
Katherine Emler — KATHERINE EMLER — 5-26-19 DATE
JEFFREY M. CONN — 5-26-19 DATE
Gabrielle C. Conn — GABRIELLE C. CONN — 5-26-19 DATE
Sandra M. Conn — SANDRA M. CONN — 5-26-19 DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lots 13, 14, 15, 16, 17, 18, 19 and 20 their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

Michael W. Conn — MICHAEL W. CONN\MICHAEL CONN — 5-26-19 DATE
Rebecca R. Conn — REBECCA R. CONN\REBECCA CONN — 5-26-19 DATE
Thomas C. Lee — THOMAS C. LEE\THOMAS LEE — 5-30-19 DATE
Dawn L. Lee — DAWN L. LEE\DAWN LEE — 5-29-19 DATE
Marcus Emler — MARCUS EMLER — 5-26-19 DATE
Katherine Emler — KATHERINE EMLER — 5-26-19 DATE
JEFFREY M. CONN — 5-26-19 DATE
Gabrielle C. Conn — GABRIELLE C. CONN — 5-26-19 DATE
Sandra M. Conn — SANDRA M. CONN — 5-26-19 DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled VICTORIA ESTATES II 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 a private water system and on–site sewage treatment system on any lot is dependent on a site specific evaluation prior to the start of any construction.
Health Commissioner — 5/30/19 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 — 5/30/19 DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
Chairman, County Commissioners — 6/18/19 DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
Christopher R. Young, P.E., P.S. 5-30-19 DATE
County Engineer

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.
Holmes County Planning Commission — 6/6/19 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.
Aaron L. Gerber, P.S. 8379 — 5-16-19 DATE

STATE OF OHIO
AARON L. GERBER
8379
REGISTERED PROFESSIONAL SURVEYOR

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.

THESE LOTS ARE FOR RESIDENTIAL 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

ACREAGE IN LOTS	19.316 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	19.316 ACRES

MAINTENANCE AGREEMENT
THE OWNERS OF THE HEREON SHOWN LOTS 13, 14, 15, 16, 17, 18, 19 and 20 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN PRIVATE ROAD 5516. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

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

BERLIN TOWNSHIP
1ST. QTR., LOT 13
T–9 N; R–6 W
HOLMES COUNTY, OHIO

0' 60' 120' 180'
SCALE: 1"=60'
DATE: APRIL 23, 2019 — ALG — WORK5\S–75–19

▲ R.R. SPIKE FOUND
● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"
MAG NAIL SET