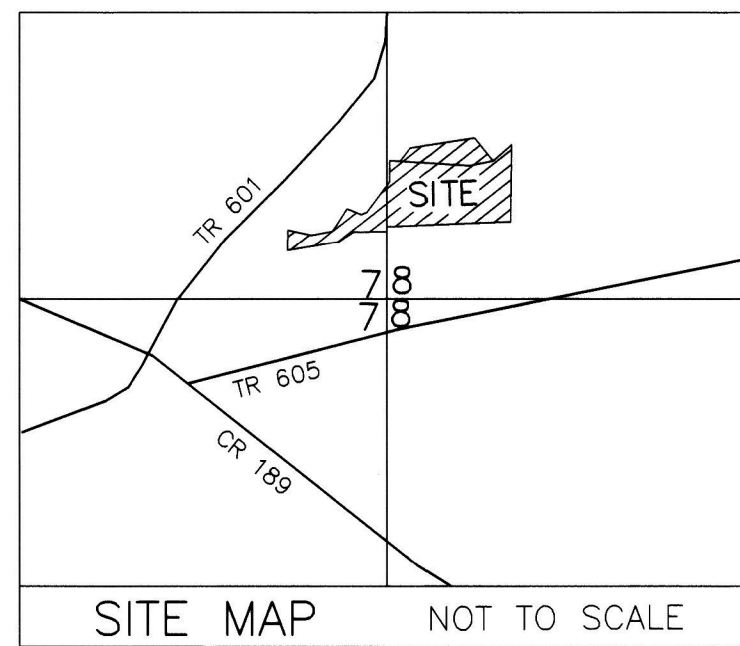


# HILLS OF HOME SUBDIVISION REPLAT NO. 2

REPLAT OF  
HILLS OF HOME SUBDIVISION (P. 19-1653) LOT 3

(FINAL)

P-002-0600



AGENT:  
MARCUS TROYER  
7620 T.R. 601  
FREDERICKSBURG, OHIO 44627  
PHONE: 330-473-8502

- REFERENCES
- DEED VOL. 245 PAGE 154
  - DEED VOL. 229 PAGE 656
  - O.R. VOL. 212 PAGE 938
  - O.R. VOL. 220 PAGE 2558
  - O.R. VOL. 216 PAGE 480
  - O.R. VOL. 266 PAGE 6981
  - PLAT VOL. 19 PAGE 2396
  - PLAT VOL. 19 PAGE 1653

BASIS OF BEARINGS FROM  
OHIO STATE PLANE COORDINATE  
SYSTEM, NORTH ZONE, N.A.D. 83

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED  
WITHOUT REPLATING 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

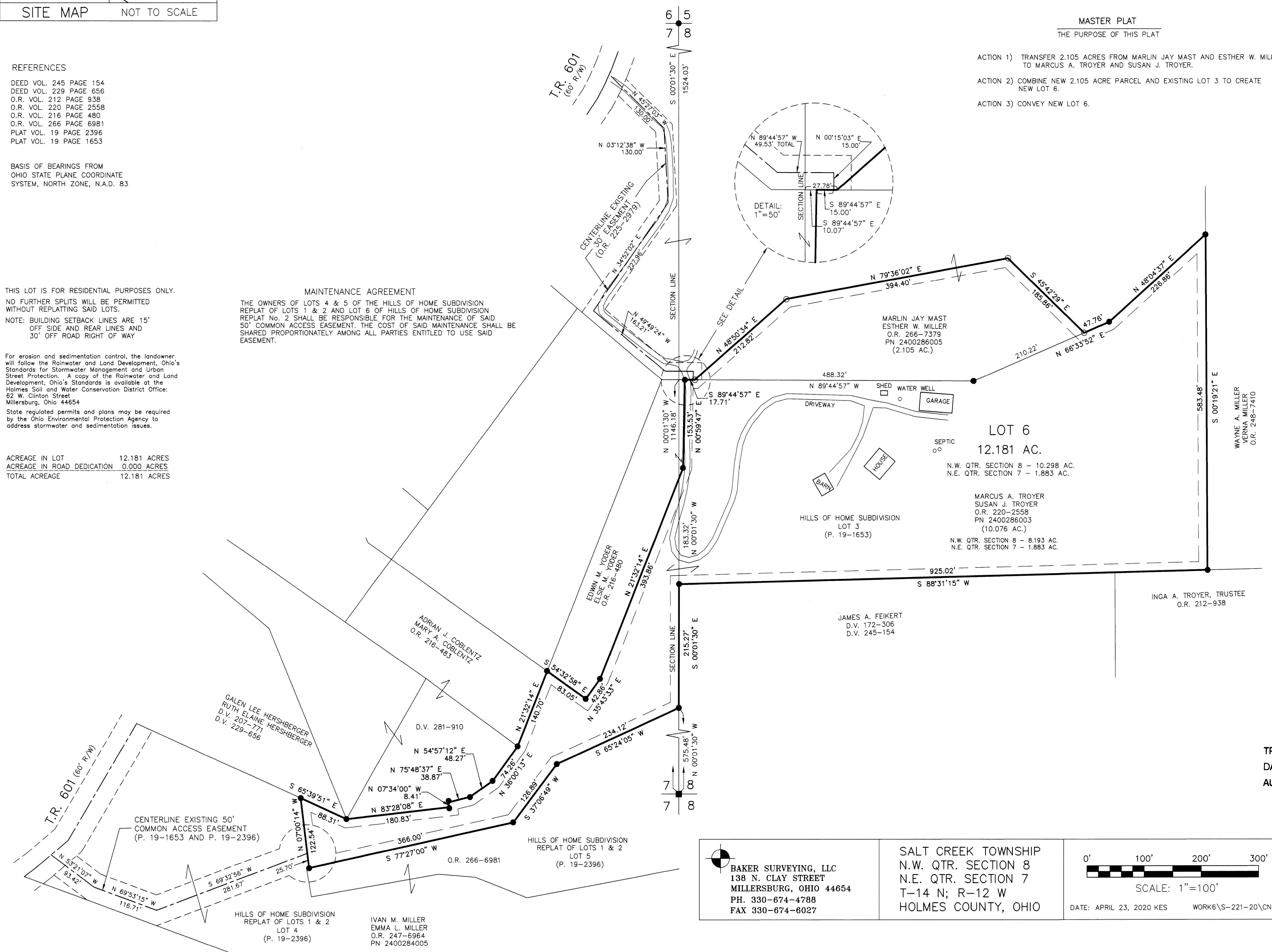
State regulated permits and plans may be required  
by the Ohio Environmental Protection Agency to  
address stormwater and sedimentation issues.

ACREAGE IN LOT	12.181 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	12.181 ACRES

**MAINTENANCE AGREEMENT**  
THE OWNERS OF LOTS 4 & 5 OF THE HILLS OF HOME SUBDIVISION  
REPLAT OF LOTS 1 & 2 AND LOT 6 OF HILLS OF HOME SUBDIVISION  
REPLAT NO. 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID  
50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE  
SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID  
EASEMENT.

**MASTER PLAT**  
THE PURPOSE OF THIS PLAT

- ACTION 1) TRANSFER 2.105 ACRES FROM MARLIN JAY MAST AND ESTHER W. MILLER TO MARCUS A. TROYER AND SUSAN J. TROYER.
- ACTION 2) COMBINE NEW 2.105 ACRE PARCEL AND EXISTING LOT 3 TO CREATE NEW LOT 6.
- ACTION 3) CONVEY NEW LOT 6.



ORV 273 PGS 1695 +  
1697

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.  
MARCUS A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 16, 2020.  
MARCUS A. TROYER DATE

SUSAN J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 16, 2020.  
SUSAN J. TROYER DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 4, 5 & 6 their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.  
MARCUS A. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 16, 2020.  
MARCUS A. TROYER DATE

SUSAN J. TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 16, 2020.  
SUSAN J. TROYER DATE

IVAN M. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 16, 2020.  
IVAN M. MILLER DATE

EMMA L. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 16, 2020.  
EMMA L. MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled HILLS OF HOME SUBDIVISION REPLAT No. 2 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.  
Mick E. Herr 7/14/2020  
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 shown hereon.  
7/14/2020  
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.  
7/14/2020  
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
7/14/2020  
County Engineer DATE

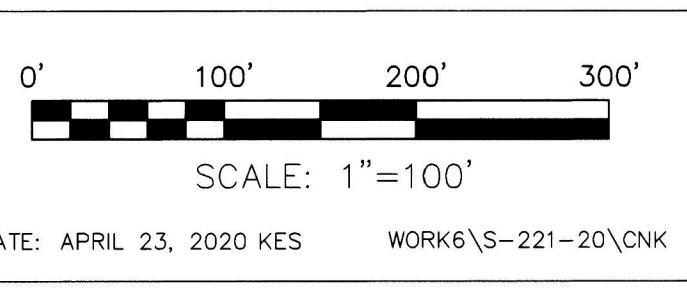
CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.  
7/14/2020  
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.  
7/14/2020  
A.L.G.  
Aaron L. Gerber P.S. 8379 DATE

TRANSFER NOT NECESSARY  
DATE Aug 4, 2020  
AUDITOR Jackie McLean, P.E.

BAKER SURVEYING, LLC  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027

SALT CREEK TOWNSHIP  
N.W. QTR. SECTION 8  
N.E. QTR. SECTION 7  
T-14 N; R-12 W  
HOLMES COUNTY, OHIO



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

