

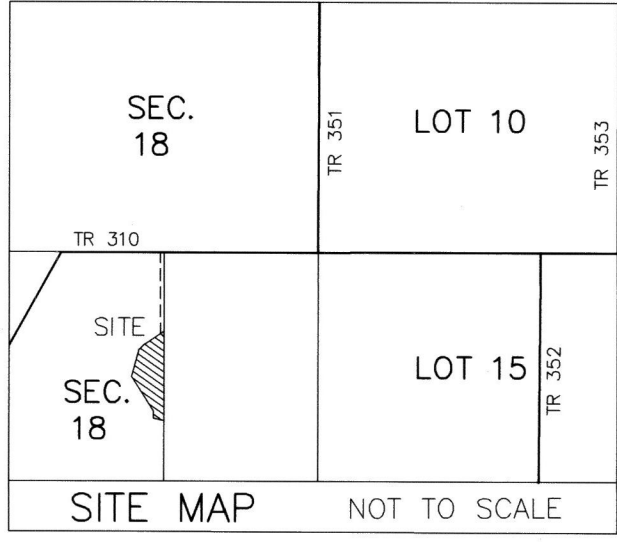
# WENGCO ACRES SUBDIVISION REPLAT No. 1

## REPLAT OF WENGCO ACRES SUBDIVISION (P. 19-2638) LOT 1 AND ADDITIONAL LANDS

(FINAL)

20230000442  
B: 2 P: 634  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
02/03/2023 03:42 PM  
PLAT LARGE : 86.40  
PAGES: 1

ORV 284 Pg 3478  
ORV 284 Pg 3481  
ORV 284 Pg 3483  
ORV 284 Pg 3485  
ORV 284 Pg 3488



AGENT:  
WAYNE WENGERD  
6448 T.R. 310  
MILLERSBURG, OHIO 44654  
PHONE: 330-674-3203

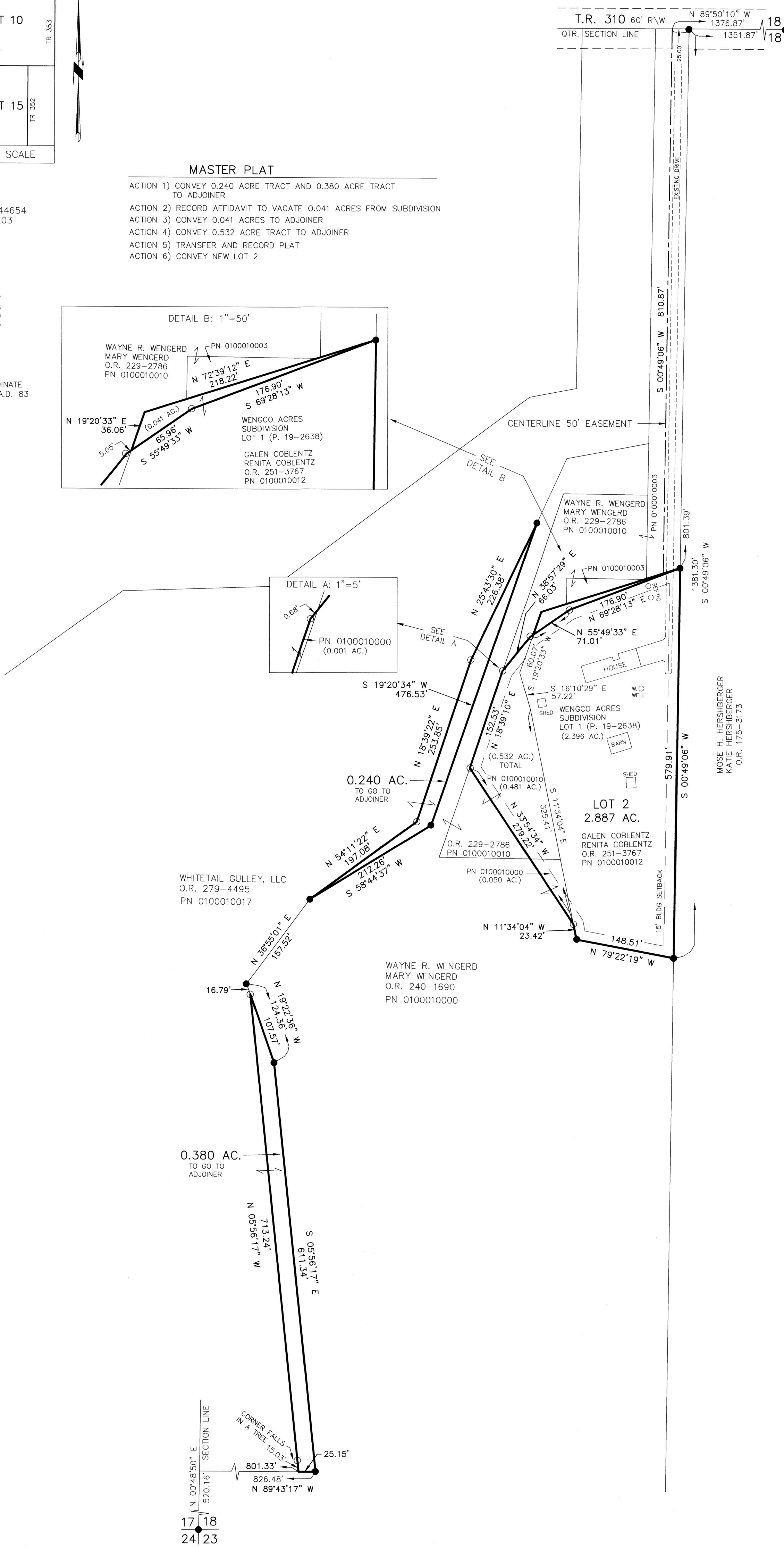
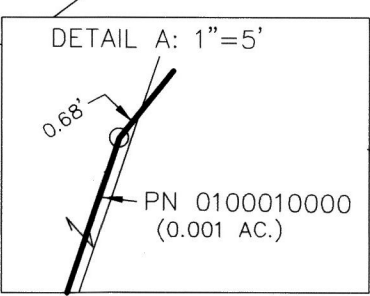
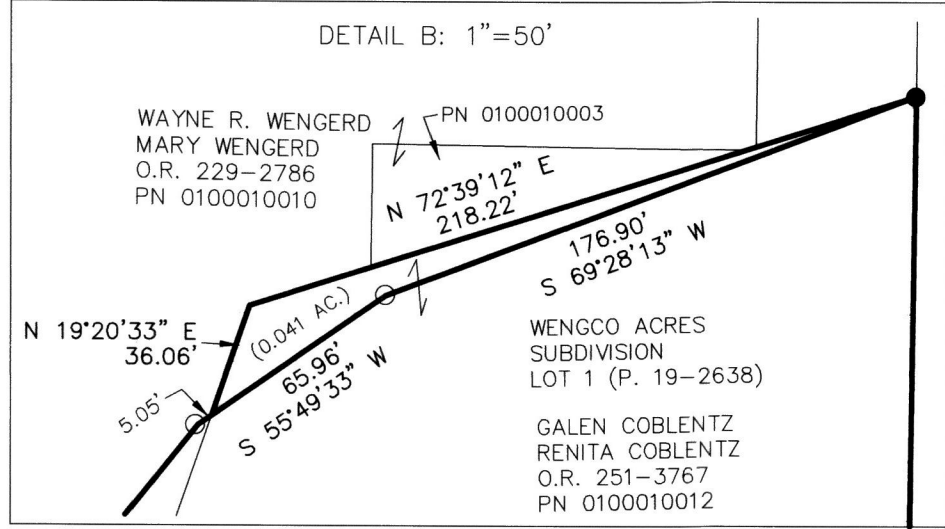
**REFERENCES**

O.R. VOL. 251 PAGE 3767  
O.R. VOL. 229 PAGE 2786  
O.R. VOL. 240 PAGE 1690  
O.R. VOL. 279 PAGE 4495  
PLAT VOL. 19 PAGE 2638  
PLAT VOL. 19 PAGE 4566  
PLAT VOL. 19 PAGE 1954

BASIS OF BEARINGS FROM  
OHIO STATE PLANE COORDINATE  
SYSTEM, NORTH ZONE, N.A.D. 83  
(2011 ADJUSTMENT)

**MASTER PLAT**

- ACTION 1) CONVEY 0.240 ACRE TRACT AND 0.380 ACRE TRACT TO ADJOINER
- ACTION 2) RECORD AFFIDAVIT TO VACATE 0.041 ACRES FROM SUBDIVISION
- ACTION 3) CONVEY 0.041 ACRES TO ADJOINER
- ACTION 4) CONVEY 0.532 ACRE TRACT TO ADJOINER
- ACTION 5) TRANSFER AND RECORD PLAT
- ACTION 6) CONVEY NEW LOT 2



**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.

GALEN COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

RENITA COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

WAYNE R. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

MARY WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

MARY WENGERD DATE

**CERTIFICATE OF DEDICATION OF EASEMENT**  
We, the undersigned, grant unto herein shown Lot 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

GALEN COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

RENITA COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

WAYNE R. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

MARY WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

MARY WENGERD DATE

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**

I hereby certify that the subdivision plat entitled WENGCO 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 a private water system and on-site sewage treatment system for one, two or three family dwellings 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. Harr* 9/30/2022  
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.

*Joe M...* 9/30/2022  
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.

*Joe M...* DATE

**CERTIFICATE OF APPROVAL OF PLAT**

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

*Donald C. Baker* 9/30/2022  
County Engineer DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

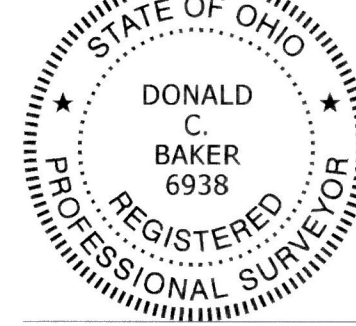
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as promulgated in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

*Arnold Oliver* 9/30/2022  
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* SEPTEMBER 2, 2022  
Donald C. Baker P.S. 6938 DATE



**TRANSFER NOT NECESSARY**  
DATE February 03, 2023  
AUDITOR *John M...*

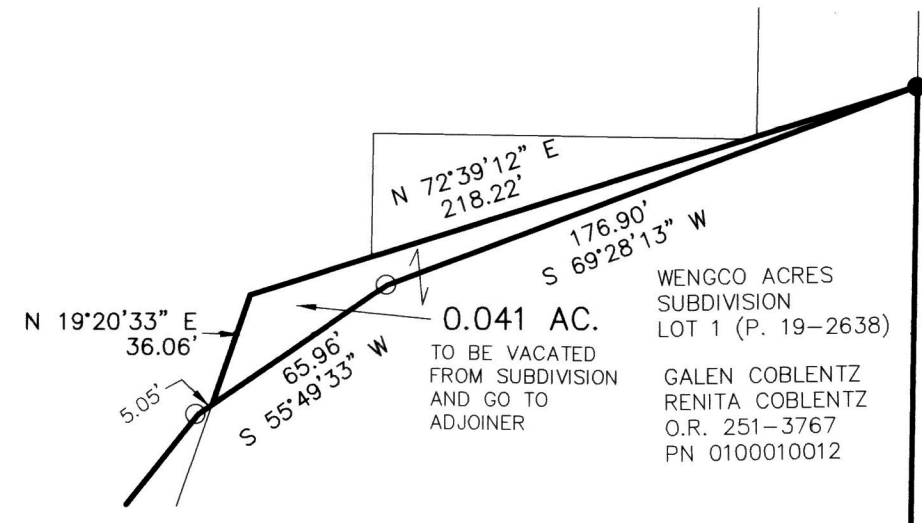
THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.  
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

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 2.887 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 2.887 ACRES

**VACATION PLAT OF A PART OF LOT 1 WENGCO ACRES SUBDIVISION (P. 19-2638)**



We, the undersigned, certify that we are the owners of Lot 1 in WENGCO ACRES SUBDIVISION and hereby vacate a part (as shown hereon) of Lot 1 in WENGCO ACRES SUBDIVISION as recorded in Plat vol. 19 page 2638.

GALEN COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

RENITA COBLENTZ, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 29, 2022.

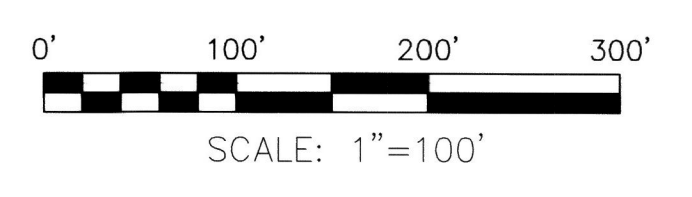
Renita Coblentz DATE

I hereby accept the vacation of a part of Lot 1 (as shown hereon) in WENGCO ACRES SUBDIVISION as recorded in Plat vol. 19 page 2638.

*Arnold Oliver* 9/30/2022  
Arnold Oliver DATE  
Holmes County Planning Commission

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

BERLIN TOWNSHIP  
S.W. QTR. SECTION 18  
T-9 N; R-6 W  
HOLMES COUNTY, OHIO



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

DATE: JULY 14, 2022 FDB\KES WORK6\S-353-22\CNK