202300001670 TRAILS EDGE ESTATES PLANNED UNIT DEVELOPMENT VILLAGE OF MILLERSBURG PHASE 1 PLEASANT VIEW GLASS PLANT ADDITION REPLAT No. 1 FILED FOR RECORD IN LOT 950 (P. 2-635) HOLMES COUNTY, OH PREPARED FOR: GRANDVIEW PROPERTY HOLDINGS, LLC ANITA HALL, COUNTY RECORDER PREPARED BY: BAKER SURVEYING, LLC 04/26/2023 02:00 PM HARDY TOWNSHIP PLAT LARGE . 86.40 ALL BEARINGS AND DATA ARE TAKEN FROM ORIGINAL SURVEY RECORDED IN PLAT VOL. 2 PAGE 635. 1ST. QTR., LOTS 42 & 47 T-9 N; R-7 W ALL CONVEYED LOTS, LIMITED COMMON ELEMENTS AND EASEMENTS SUBJECT TO TERMS ORV 285 PG 2414 plat vol 2 pg 645 AND CONDITIONS OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND HOLMES COUNTY, OHIO RESERVATION OF EASEMENTS FOR TRAILS EDGE ESTATES HOMEOWNERS ASSOCIATION, INC, AS RECORDED IN OFFICIAL RECORD VOL. 284, PAGE 4361 AS AMENDED. S 88°09'46" E - S 88°09'46" E 411.77 LOT LINE 111.22' 300.55 S 88'09'46" E 620.89' O.R. 223-634 LOT 18 GAP AREA LOT 14 LOT 11 M. STEIMEL LADRACH 3-2877 A 181.09' R 6925.05' A 175.86' R 6625.55' -LOT 17 SITE MAP - NOT TO SCALE D 01°31'15" LOT 16 D 01'29'54" LOT 15 BLOCK 5 LOT 10 B S 03°49'35" E B N 03°36'09" W LOT 9 LOT 8 LOT 7 SAMUEL N BETH E. 1 O.R. 263-C 175.86' C 181.09' LOT 13 | LOT 12 T 87.94' T 90.55' 60 120 SCALE: 1"=60' ● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED 253.91' O.R. 223-634 171.30' MAG NAIL FOUND S 88°09'46" E S 88°09'46" E 425.21' 178.70' DRILL HOLE FOUND IN CONCRETE O.R. 223-634 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC" GAP AREA REFERENCES DEED VOL. 242 PAGE 928 DEED VOL. 260 PAGE 405 O.R. VOL. 169 PAGE 831 O.R. VOL. 202 PAGE 3247 O.R. VOL. 204 PAGE 3453 O.R. VOL. 206 PAGE 2378 O.R. VOL. 208 PAGE 2214 O.R. VOL. 208 PAGE 2217 O.R. VOL. 210 PAGE 1386 O.R. VOL. 210 PAGE 1389 O.R. VOL. 223 PAGE 634 O.R. VOL. 229 PAGE 2630 O.R. VOL. 263 PAGE 2877 O.R. VOL. 276 PAGE 5716 BLOCK 15 O.R. VOL. 277 PAGE 1886 O.R. VOL. 277 PAGE 7281 O.R. VOL. 284 PAGE 4361 LOT 20 PLAT VOL. 1 PAGE 357-362 PLAT VOL. 2 PAGE 459 ROBIN'S TERRACE, INC. PLAT VOL. 2 PAGE 493 O.R. 206-2378 PLAT VOL. 7 PAGE 357 PLAT VOL. 14 PAGE 3 N 00°41'29" E\_ N 89°56'07" E 133.67' PLAT VOL. 14 PAGE 4 19.50 PLAT VOL. 19 PAGE 1179 N 89°56'07" E PLAT VOL. 19 PAGE 3802 LOT 4 PLAT VOL. 2 PAGE 635 LOT 950 BASIS OF BEARINGS FROM OHIO STATE PLANE PHASE ONE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83, LOT 3 19.639 AC. 0.985 AC. 2011 ADJUSTMENT LOT 42 - 19.621 AC. LOT 7 - CENTERLINE 50' EASEMENT LOT 47 - 0.018 AC. 1004 PARCEL 20.624 AC. LOT 2 -PHASE 1 0.985 AC. GRANDVIEW PROPERTY LOT 6 HOLDINGS, LLC O.R. 284-2332 CENTERLINE EXISTING 30' EASEMENT RESIDUE 19.639 AC. LOT 1 O.R. 24-430 PN 0701668015 LOT 5 170.00' 1000 150.00' S 89°56'07" W S 89°56'07" W 101.00' TOTAL ≻\_S 00°48'20" W 25.00' SILL ST. 50' 76.00' S 89'56'07" W LOT 7 LOT 6 DEBRA K. KANDEL D.V. 260-405 LOT 8 LOT 5 D.V. 260-405 N 89'56'07" E 175.00' LOT 4 LOT 3  $\bigcirc$  $\Box$ LOT 2 175.00' S 89'56'07" W LOT 12 DAVID L. PARKINSON D.V. 242-928 LOT 1 LO.R. 223-634 CARY ST. 50' LCE = LIMITED COMMON ELEMENTS -COBRA PIPELINE COMPANY, LTD. O.R. 202-3247 N 89°56'07" E 125.00' HOUSE NUMBER-S 00°48'20" W LOT 6 50.00' 1003 LOT 2 LCE NUMBER 50.00' N 89'56'07" E LOT 5 GAP AREA HOUSE NUMBER - $\stackrel{\circ}{\times}$ LOT 4 **DEDICATION** Know all men by these presents, we, the undersigned owners, have caused the hereon platted lands to be surveyed, laid out and platted as shown and to be known as Trails Edge Estates Planned Unit Development Phase 1 to the Village of Millersburg, Ohio,  $\Omega$ and we do hereby dedicate to public use forever the easements as encompassed on the LOT 3 hereon platted lands. We further agree that this dedication shall be a covenant binding LOT 2 Grandview Property Holdings, LLC PN 0601213000 Reuben Schlabach, Member Before me, a Notary Public in and for said county and state, personally appeared the N 14°17'43" W above named Owner(s), known to me as the persons who executed the dedication and acknowledge same to be their free act and deed. In witness thereof I have set my signature and affixed my seal this 212 day of \_\_\_\_\_\_\_, 2023 GARRETT M. ROACH 20.93 LOT 1 Attorney at Law LOT LINE Notary Public, State of Ohio My Commission Has No LOT LINE  $\nu$ N 88'05'03" W **Expiration Date** CENTERLINE EXISTING 200.00 PN 0601213000 LOT LINE A 25.72' R 8796.75' D 00'10'03" ~\$ 00°48'20" W 30' EASEMENT O.R. 24-430 Section 147.03 R.C. S 89'56'07" W KOCH ST. 50' B N 14'37'36" W HONE C 25.71' T 12.86' My Commission Expires LOT 8 LOT 9 BLOCK 12 CERTIFICATE OF ACCEPTANCE AND DEDICATION ATX VENTURES, LLC The Planned Unit Development as shown on this plat and the streets and easements O.R. 277-1886 as noted in graphic symbols were accepted for dedication by the Council of the Village of Millersburg. FILED FOR RECORD:
THIS **26** DAY OF **April** TRANSFERRED: THIS 26 DAY OF April , 2023 Approved by the Village of Millersburg, Ohio. HOLMES COUNTY RECORDER'S OFFICE This 25th day of April DETAIL: 1"=20' **GERBER** GARRISON ALLEY 20' GRANDVIEW PROPERTY HOLDINGS, LLC O.R. 284-2332 "STONAL PN 0701668015 LOT LINE I CERTIFY THAT THE BUILDINGS ARE LOCATED ON THE TRACT OF LAND AS INDICATED AND THE BUILDINGS ARE CONSTRUCTED AS SHOWN 204.32' LOT LINE ATX VENTURES, LLC O.R. 277-1886 50.00' 147.46 ON THIS PLAT. S 89'56'07" W 200.00' LOT LINE A 25.72' BAKER SURVEYING, LLC R 8796.75' D 00°10'03" 138 N. CLAY STREET P.S. 8379 B N 14'37'36" W DATE: APRIL 6, 2023 KOCH ST. 50' MILLERSBURG, OHIO 44654

C 25.71'

T 12.86'

PH. 330-674-4788

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B: 2 P: 644

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SHEET 1 OF 2