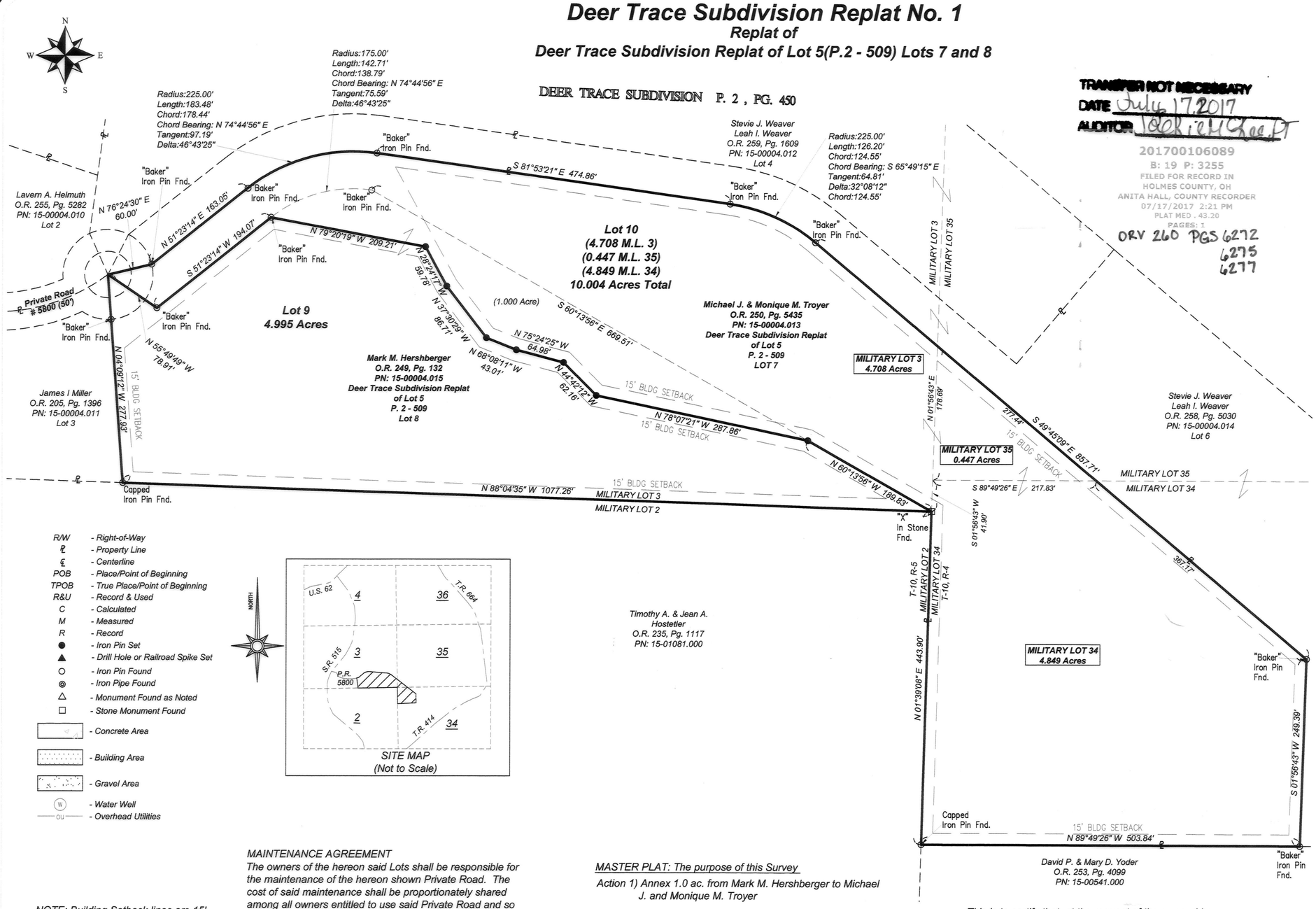
Deer Trace Subdivision Replat No. 1

Replat of

Deer Trace Subdivision Replat of Lot 5(P.2 - 509) Lots 7 and 8



TRANSFER NOT NECESSARY
DATE July 17, 2017
AUDITOR Deb Richard

201700106089
B: 19 P: 3255
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
07/17/2017 2:21 PM
PLAT MED . 43.20
PAGES: 1

ORV 260 PGS 6272
6275
6277

R/W - Right-of-Way
℄ - Property Line
℄ - Centerline
POB - Place/Point of Beginning
TPOB - True Place/Point of Beginning
R&U - Record & Used
C - Calculated
M - Measured
R - Record
● - Iron Pin Set
▲ - Drill Hole or Railroad Spike Set
○ - Iron Pin Found
◎ - Iron Pipe Found
△ - Monument Found as Noted
□ - Stone Monument Found
- Concrete Area
- Building Area
- Gravel Area
W - Water Well
OU - Overhead Utilities

SITE MAP
(Not to Scale)

NOTE: Building Setback lines are 15' off side & Rear Lot Lines 30' off Road Right of Way.

These Lots are for Residential Purposes.

No further splits will be permitted without replatting of said Lots.

Reference used:
County Auditor's Tax Maps
Deeds as noted hereon
Surveys on File at the County Map Office

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

Iron pins set are 30" x ¾" steel rod with plastic cap stamped "DIVERSIFIED ENGINEERING".

MAINTENANCE AGREEMENT
The owners of the hereon said Lots shall be responsible for the maintenance of the hereon shown Private Road. The cost of said maintenance shall be proportionately shared among all owners entitled to use said Private Road and so chooses to use said Private Road.

For erosion and sediment 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 West 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.

MASTER PLAT: The purpose of this Survey

Action 1) Annex 1.0 ac. from Mark M. Hershberger to Michael J. and Monique M. Troyer

Action 2) Replat 4.995 acres Lot 9.

Action 3) Replat 1.0 acre and 9.004 acres into 10.004 acres Lot 10.

Area in Lots:	14.999 Acres
Area in Road Dedication:	0.000 Acres
Total Area in Allotment:	14.999 Acres

STATE OF OHIO
JOSHUA C. LAMBERT
S-8666
REGISTERED
PROFESSIONAL SURVEYOR

This is to certify that, at the request of the owner, I have surveyed and platted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as indicated hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

4-14-17
Joshua C. Lambert — Date
Registered Professional Surveyor No. S-8666
State of Ohio

CERTIFICATE OF OWNERSHIP:
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 to establish the minimum building restriction lines.

6-1-17
Mark M. Hershberger — Date

6/1/17
Michael J. Troyer — Date

6/1/17
Monique M. Troyer — Date

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS:
I hereby certify that the water supply and sewage treatment the subdivision plat entitled Deer Trace Subdivision Replat No. 1 meets the requirements of the Holmes County Board of Health for water supply and sewage treatment and is hereby approved for recording.

Health Commissioner — Date 6/2017

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 Christner 6/1/17
Holmes Soil and Water Conseration District — 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 — Date

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.

County Engineer — Date 6/1/17

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.

6/2/17
Holmes County Planning Commission — Date

SCALE: 1" = 100'
100' 0' 100' 200'

Paint Township
3rd. Qtr., Lots 34 & 35
T-10 N; R-4 W
4th. Qtr., Lot 3
T- 10 N; R-5 W
Holmes County, Ohio

ISSUE DATE	04/14/17	SCALE	1" = 100'
SURVEYED BY	BM	DATE	01/30/17
DRAWN BY	FDO	DATE	04/14/17
CHECKED BY	JCL	DATE	04/14/17
FILE ID:	DEI-5732		

Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
175 RAY AVENUE, N.E
NEW PHILADELPHIA, OH 44663
Phone: (330) 364-1631
Fax: (330) 364-4031
e-mail: del@div-eng.com
Web: www.div-eng.com

PLAT OF SURVEY

Michael J. & Monique M. Troyer

Private Road #5800
Winesburg, Ohio

SHEET NO: 1/1

Z:\Alpha-Data\Data\SURVEY\DEI\DEI-5732\Dwg\DEI-5732 4-6-2017.dwg, 4/14/2017 1:43 PM