

This property is subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



- (A) Union Valley Real Estate 1 LLC
O.R. 263, Pg. 4261
- (B) Dan Allen Miller
Rita Miller
O.R. 263, Pg. 3322
- (C) 0.054 of an Acre
15' ingress / egress
easement to be used in
common with others.
O.R. 263, Pg. 4261
P. 19 - 3421

LINE	BEARING	DISTANCE
L1	S 43°30'57" E	69.36'
L2	N 45°15'41" W	171.41'
L3	S 35°50'27" W	27.10'
L4	N 64°37'33" W	188.93'
L5	S 59°46'23" E	28.46'
L6	S 35°50'27" W	237.37'
L7	S 35°50'27" W	99.19'
L8	S 35°32'06" W	91.05'
L9	N 56°55'53" W	29.31'
L10	N 56°55'53" W	127.14'
L11	N 38°14'54" E	15.06'
L12	S 56°55'53" E	155.74'
L13	S 35°32'06" W	15.01'
L14	N 56°55'53" W	156.45'
L15	N 45°04'14" W	87.95'
L16	N 45°04'14" W	60.40'
L17	S 45°15'41" E	138.08'
L18	N 39°02'37" W	31.06'
L19	N 27°05'54" W	54.14'
L20	N 45°59'17" W	30.64'
L21	N 60°35'44" W	25.74'
L22	N 43°43'16" E	15.48'
L23	S 60°35'44" E	23.83'
L24	S 45°59'17" E	35.06'
L25	S 27°05'54" E	55.07'
L26	S 39°02'37" E	27.13'
L27	S 56°55'53" E	49.70'
L28	S 43°43'16" W	380.01'
L29	N 43°43'16" E	41.36'
L30	S 35°50'27" W	50.85'
L31	S 35°50'27" W	186.52'

Willis M. Troyer
 Miriam A. Troyer
 O.R. 219, Pg. 3158
 (Tract 3 of the above deed)

3.616 Acres

Hillcrest Land Company, LLC
 O.R. 277, Pg. 5689
 A.P.# 02-00895.009

Dan Allen Miller
 Rita Miller
 D.V. 251, Pg. 334

1.964 Acres

0.066 of an Acre
 15' ingress / egress
 easement to be used in
 common with others.

Marion R. Beachy, Trustee of the Marion R.
 Beachy Revocable Trust dated May 21, 2019
 O.R. 274, Pg. 1126
 (Tract 1 of the above deed)

NOTE:
 As per Holmes County, Ohio Subdivision Regulations §9.08B (2006)
 "In all areas, building setbacks shall be not less than fifteen
 feet (15') from side and rear lot lines, and not less than thirty
 feet (30') from the front lot line"

*Steel building encroaches into building set back - see
 Acknowledgement of Encroachment below.

ACKNOWLEDGEMENT OF ENCROACHMENT:

We hereby consent to the undersigned owners acknowledgement of the existence
 of certain encroaching structures as depicted hereon and we hereby consent to
 maintenance of said structures in their current location.

- Denotes 5/8" x 30" iron rebar with a red plastic cap stamped "Fouts 8528" set.
- Denotes 5/8" x 30" iron rebar with a red plastic cap stamped "Fouts 8528" found.
- △ Denotes railroad spike found.
- ⊙ Denotes 1/2" I.D. iron pipe capped "Gute 5935" found.
- Denotes 5/8" iron pin capped "Baker 6938" found.

Bearings are oriented to the Ohio State Plane Coordinate System, North Zone, NAD 83.

Documents used were plats of local surveys and Deed Volumes and Pages as shown hereon.



Plat of Survey
 for
 Kaufman Realty and Auctions
 Situated in Clark Township, Holmes County, Ohio.

Being located in the Northeast and Northwest Quarters of Section 14
 in Township 8, Range 4 of the United States Military District.

Prepared by
 WARD & EMLER SURVEYING
 113 Third Street SE
 New Philadelphia, Ohio 44663-2512
 (330) 364-5866 (voice)
 (330) 364-1107 (fax)
 email: wesurvey@frontier.com



I, the undersigned, do hereby state that this plat was prepared from a field survey
 performed by myself pursuant to Chapter 4733-37 of the Ohio Administrative Code.

James R. Fouts
 Professional Surveyor #8528

September 21, 2021

APPROVED FOR TRANSFER ONLY
 NO SUBDIVISION PLAT REQUIRED
 (O.R.C. 711.001 & 711.131)
 Lot(s) not for building unless
 approved by Board of Health
 HOLMES CO. PLANNING COMMISSION
 By AO Date 12/22/2021



Plat Approved
 Holmes County Map Office
 11/19/2021 BH

AREA LEFT BLANK FOR APPROVAL STAMPS