SEREN VALLEY ALLOTMENT No. 1 REPLAT No. 1 REPLAT OF SEREN VALLEY ALLOTMENT No. 1 REPLAT OF LOT 1 (P. 17-606) LOT 3 & ADDITIONAL LANDS (FINAL) SITE MAP NOT TO SCALE AGENT: MASTER PLAT RYAN STEFANI 6771 T.R. 605 ACTION 1) TRANSFER AND RECORD PLAT MILLERSBURG, OHIO 44654 ACTION 2) CONVEY LOT 4 PHONE: 740-358-9888 ACTION 3) CONVEY 10.032 ACRES MARCUS A. TROYER HILLS OF HOME SUBDIVISION REPLAT No. 2 SUSAN J. TROYER LOT 6 (P.2-600) O.R. 273-1697 763.04 N 88°31'36" E 10.032 AC. N.W. QTR. SECTION 8 -9.797 AC. S.W. QTR. SECTION 8 -0.235 AC. JAMES A. FEIKERT D.V. 172-306 D.V. 245-154 PN 2400059000 (9.797 AC.) s 79°30′38″ W 159.38′ SEREN VALLEY ALLOTMENT No. 2 LOT 1 (P. 15-108) ERVIN MAST, JR. MARY M. MAST O.R. 256-3713 N 89°58'40" E 519.72 15' BLDG SETBACK LOT 4 SEREN VALLEY ALLOTMENT No. 1 REPLAT OF LOT 1 2.136 AC. LOT 3 P. 17-606 JAMES A. FEIKERT JAMES A. FEIKERT O.R. 58-559 D.V. 172-306 PN 2400057003 D.V. 245-154 (0.848 AC.) PN 2400059000 (1.288 AC.) NOTE: SIGN IN PERMANENT BLACK INK CERTIFICATE OF OWNERSHIP AND DEDICATION 249.41 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 S 86'45'59" W minimum building restriction lines. JAMES A. FEIKERT, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION QTR. SECTION LINE ON SEPTEMBER 14, 2022. JAMES A. FEIKERT 8 SANDRA FEIKERT CERTIFICATE OF DEDICATION OF EASEMENT We, the undersigned, grant unto hereon shown Lot 4, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan D.V. 199-353 SEREN VALLEY ALLOTMENT No. 1 REPLAT OF LOT 1 LOT 2 JAMES A. FEIKERT, PURSUANT TO ELECTRONIC SIGNATURE P. 17-606 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 14, 2022. LARRY F. YODER JAMES A. FEIKERT ALMA A. YODER CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE O.R. 261-346 TREATMENT SYSTEMS I hereby certify that the subdivision plat entitled SEREN VALLEY ALLOTMENT No. 1 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 CENTERLINE 50' COMMON ACCESS EASEMENT system for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation 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 T.R. 605 60' R/W 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. Holmes Soil and Water Conservation District CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS TRANSFER NOT NECESSARY For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's CERTIFICATE OF APPROVAL FOR RECORDING Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for REFERENCES Holmes County, Ohio, with the exception of such variances, THESE LOTS ARE FOR RESIDENTIAL AND Holmes Soil and Water Conservation District Office: DEED VOL. 199 PAGE 353 DEED VOL. 245 PAGE 154 62 W. Clinton Street if any, as prenoted in the minutes of the Holmes County COMMERCIAL PURPOSES ONLY. Planning Commission and that it has been approved for Millersburg, Ohio 44654 NO FURTHER SPLITS WILL BE PERMITTED O.R. VOL. 58 PAGE 559 O.R. VOL. 261 PAGE 346 State regulated permits and plans may be required WITHOUT REPLATTING SAID LOTS. by the Ohio Environmental Protection Agency to NOTE: BUILDING SETBACK LINES ARE 15' address stormwater and sedimentation issues. PLAT VOL. 17 PAGE 606

202200004724 B: 19 P: 4826 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER 10/11/2022 09:54 AM PLAT MED . 43.20

> ORV 283 PG 2429 ORV 283 PG 2432

PAGES: 1

OFF SIDE AND REAR LINES

ACREAGE IN LOT ACREAGE IN ROAD DEDICATION 0.000 ACRES TOTAL ACREAGE

DATE: JUNE 20, 2022 KES\GRB WORK6\S-310-22\CNK



SCALE: 1"=50'

STONE FOUND 5/8" REBAR FOUND UNLESS OTHERWISE NOTED 5/8" REBAR SET WITH I.D. CAP O I.D. CAP MARKED "BAKER 6938"

G/STERED

recording in the office of the County Recorder. Arnold Oliver 9/21/2022 Holmes County Planning Commission 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 P.S. 6938

A.M. & F.M. ALLOTMENT No. 1

REPLAT OF LOT 1 LOT 2 (P. 18-562)

ERIC D. YODER KARINA D. YODER

9/21/2022

9/21/2022

ve approved the plat shown hereon.

9/21/2022

DATE

SEPT. 7, 2022

DATE

DATE

O.R. 147-433

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

PLAT VOL. 15 PAGE 108

BASIS OF BEARINGS FROM

(2011 ADJUSTMENT)

OHIO STATE PLANE COORDINATE

SYSTEM, NORTH ZONE, N.A.D. 83

SALT CREEK TOWNSHIP N.W. & S.W. QTRS. SECTION 8 T-14 N; R-12 W HOLMES COUNTY, OHIO EMAIL:bakersurveying@gmail.com