

AGENT:
IVAN MAST
2242 C.R. 58
MILLERSBURG, OH 44654
PHONE: 330-521-0753

GISINGER SUBDIVISION REPLAT No. 1

REPLAT OF GISINGER SUBDIVISION (P. 2-343) LOT 4 AND ADDITIONAL LANDS (FINAL)

202500002443
B: 19 P: 5585
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
06/30/2025 11:32 AM
PLAT MED . 43.20
PAGES: 1
ORV 292 Pg 4424

REFERENCES

O.R. VOL. 290 PAGE 7208
O.R. VOL. 233 PAGE 250
O.R. VOL. 270 PAGE 2710
PLAT VOL. 2 PAGE 343
PLAT VOL. 19 PAGE 2227
PLAT VOL. 19 PAGE 2342
PLAT VOL. 19 PAGE 2226

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

MASTER PLAT

- ACTION 1) CONVEY 2.500 ACRES TO LEROY W. SCHLABACH AND CLARA E. SCHLABACH
ACTION 2) TRANSFER AND RECORD PLAT
ACTION 3) CONVEY NEW LOT 7

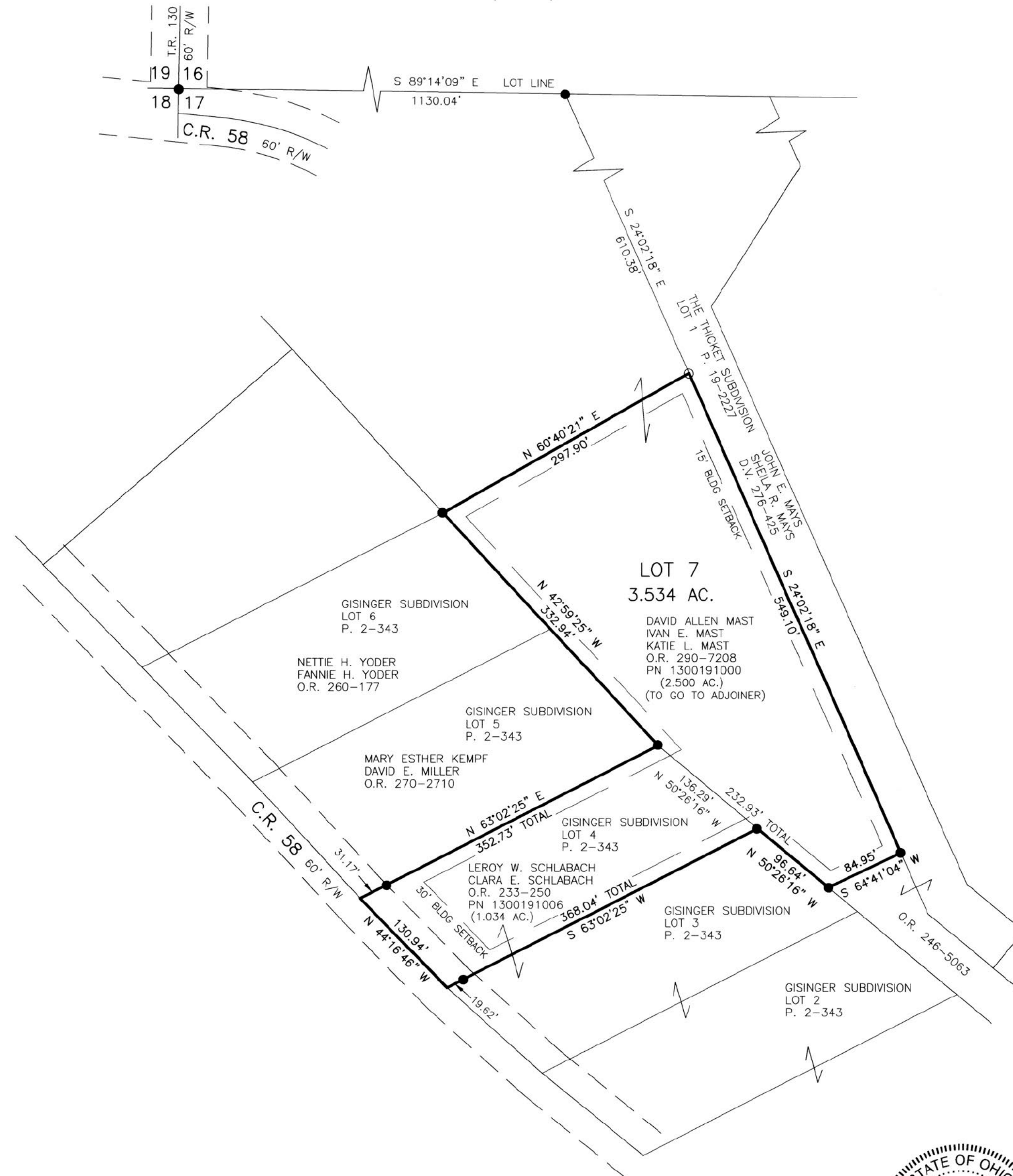
ACREAGE IN LOT 3.534 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 3.534 ACRES

NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15'
OFF SIDE AND REAR LINES AND
30' OFF ROAD RIGHT OF WAY

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.



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.

DAVID ALLEN MAST, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON MAY 13, 2025.

DAVID ALLEN MAST DATE

IVAN E. MAST, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON MAY 13, 2025.

IVAN E. MAST DATE

KATIE L. MAST, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON MAY 13, 2025.

KATIE L. MAST DATE

LEROY W. SCHLABACH, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON MAY 13, 2025.

LEROY W. SCHLABACH DATE

CLARA E. SCHLABACH, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON MAY 13, 2025.

CLARA E. SCHLABACH DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE
TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled GISINGER
SUBDIVISION REPLAT No. 1 meets the requirements of the
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 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 start of any construction.

Health Commissioner 5/30/2025 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.

Holmes Soil and Water Conservation District 5/30/2025 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 5/30/2025 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 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.

Holmes County Planning Commission 5/30/2025 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, P.S. 6938 FEB. 27, 2025 DATE

TRANSFER NOT NECESSARY

DATE 6-30-25

AUDITOR Jackie Mabe

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

MECHANIC TOWNSHIP
2ND QTR., LOT 17
T-8 N; R-6 W
HOLMES COUNTY, OHIO

0 100 200 300
SCALE: 1"=100'
DATE: JAN. 28, 2025
TAB\GRB WORK7\S-42-25\CNK

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

