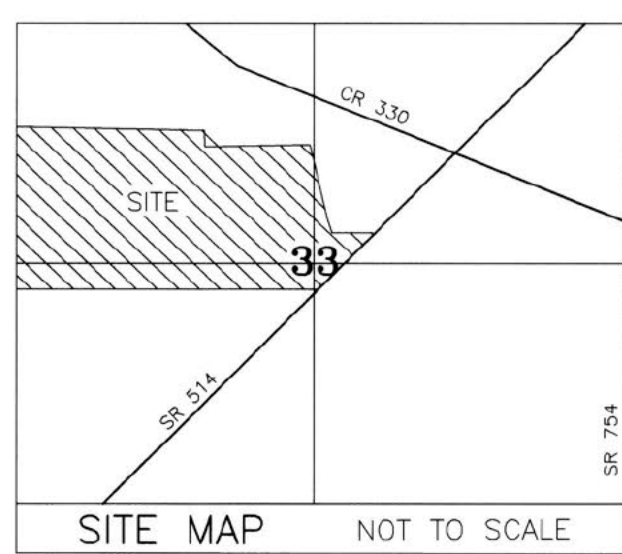


CR 287 PG 2633

# WHISPERING HILLS SUBDIVISION (FINAL)



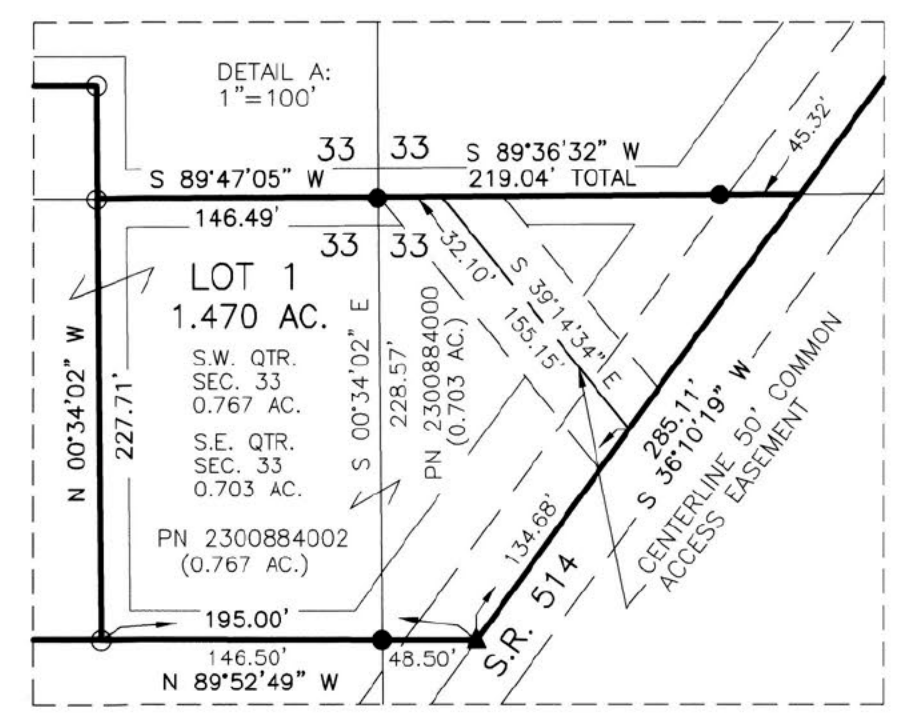
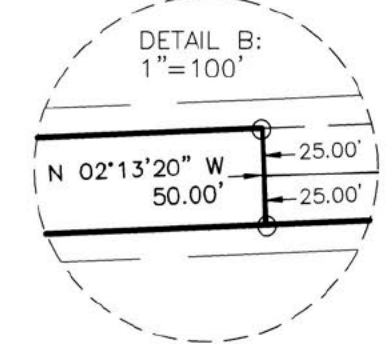
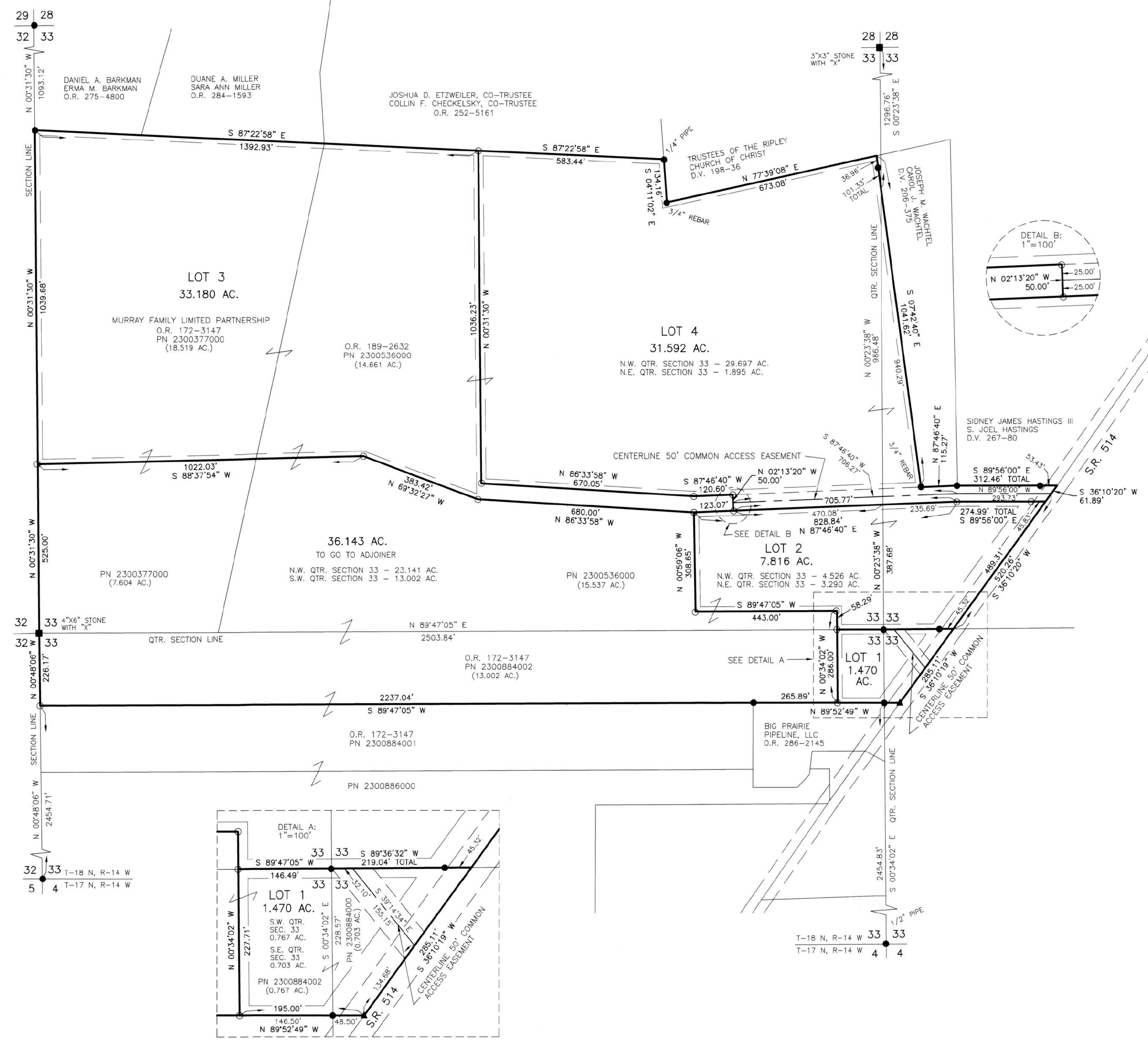
AGENT:  
 CURT MURRAY  
 8181 S.R. 514  
 BIG PRAIRIE, OH 44611  
 PHONE: 330-439-3614

- REFERENCES
- DEED VOL. 198 PAGE 36
  - O.R. VOL. 172 PAGE 3147
  - O.R. VOL. 189 PAGE 2932
  - O.R. VOL. 275 PAGE 4800
  - O.R. VOL. 273 PAGE 206
  - PLAT VOL. 19 PAGE 733
  - PLAT VOL. 10 PAGE 303
  - PLAT VOL. 19 PAGE 812

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

**MASTER PLAT**

- ACTION 1) TRANSFER AND RECORD PLAT
- ACTION 2) CONVEY 36.143 ACRES AND LOTS 1-4



ACREAGE IN LOTS 74.058 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 74.058 ACRES

THESE LOTS ARE FOR RESIDENTIAL AND  
 COMMERCIAL PURPOSES ONLY.  
 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.

CURT W. MURRAY, JR., PURSUANT TO ELECTRONIC SIGNATURE  
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON  
 NOVEMBER 9, 2023.  
 MURRAY FAMILY LIMITED PARTNERSHIP DATE  
 CURT W. MURRAY, JR.

CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 1, 2, 3 & 4  
 their heirs and assigns, the 50' easement for the purposes  
 of ingress, egress and utilities as shown on this plan  
 of subdivision.

CURT W. MURRAY, JR., PURSUANT TO ELECTRONIC SIGNATURE  
 VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON  
 NOVEMBER 9, 2023.  
 MURRAY FAMILY LIMITED PARTNERSHIP DATE  
 CURT W. MURRAY, JR.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE  
 TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled  
 WHISPERING HILLS SUBDIVISION  
 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  
 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 construction.

*Michael E. Horvath* 11/16/2023  
 Health Commissioner 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.

*Joe* 11/16/2023  
 Holmes Soil and Water Conservation District DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
 I hereby certify that the County Commissioners have  
 approved the subdivision plat as shown hereon.

*Joe* 11/16/2023  
 Chairman, County Commissioners DATE

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

*Michael E. Horvath* 11/16/2023  
 County Engineer 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 presented in the minutes of the Holmes County  
 Planning Commission and that it has been approved for  
 recording in the office of the County Recorder.

*A O* 11/16/2023  
 Holmes County Planning Commission 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.

*A-L-C* 11/16/2023  
 Aaron L. Gerber, P.S. 8379 DATE

 BAKER SURVEYING, LLC 139 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: bakersurveying@gmail.com	RIPLEY TOWNSHIP N.E., N.W., S.E., & S.W. QTRS. SECTION 33 T-18 N; R-14 W HOLMES COUNTY, OHIO	 SCALE: 1"=200' DATE: JULY 27, 2023 ALC/vjd WGRK5\3-379-23\CNK	● STONE FOUND ▲ R.R. SPIKE FOUND ● 5/8" REBAR FOUND ● UNLESS OTHERWISE NOTED ○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"
			<p><b>TRANSFER NOT NECESSARY</b>          DATE <i>November 28, 2023</i>          AUDITOR <i>Jacobs</i></p>

