

REDDY ACRES SUBDIVISION

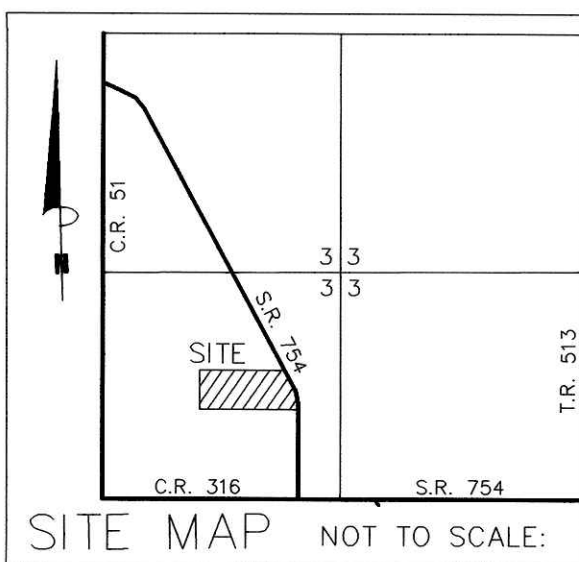
(FINAL)

AGENT:
DAN STAUFFER
3438 BLACHLEYVILLE RD.
WOOSTER, OHIO, 44691
PH: 330-465-6266

200600046852
REDDY ACRES LLC
6739 SR 241
MILLERSBURG, OH 44654

Instrument Book Page
200600046852 OR 19 867

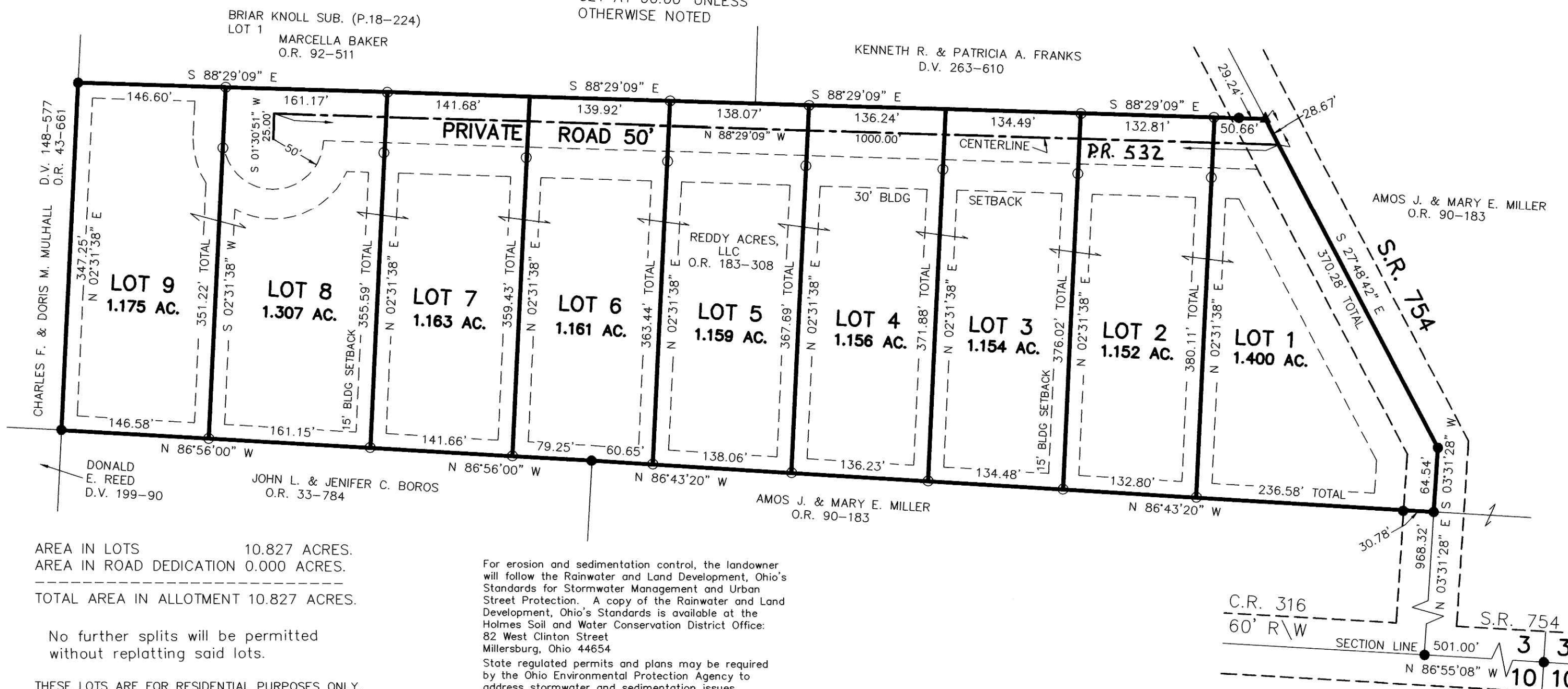
200600046852
Filed for Record in
HOLMES COUNTY OH
SALLY MILLER
11-15-2006 At 10:02 am.
PLAT MED 43.20
OR Book 19 Page 867 - 867



REFERENCES:

O.R. VOL. 183 PAGE 308
PLAT VOL. 18 PAGE 95
PLAT VOL. 18 PAGE 224
BEARINGS FROM PLAT VOL. 18 PAGE 95

NOTE:
ALL OFFSET IRON PINS
SET AT 60.00' UNLESS
OTHERWISE NOTED



AREA IN LOTS 10.827 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 10.827 ACRES.

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, 82 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.

No further splits will be permitted without replatting said lots.

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

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

MAINTENANCE AGREEMENT

THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD SHOWN HEREON IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF A CERTAIN ACCESS EASEMENT MAINTENANCE AGREEMENT RECORDED IN HOLMES COUNTY OFFICIAL RECORDS VOLUME 193, PAGE 307 AND FILED SIMULTANEOUSLY HERewith.

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF DEDICATION OF EASEMENT
We, the undersigned, grant unto the hereon shown Lots, their heirs and assigns, the hereon shown 50 foot private road for the purposes of ingress and egress and general utilities as shown on this plan of subdivision.

Reddy Acres LLC - Roy Miller member 11/6/06
REDDY ACRES, LLC DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby 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.

Reddy Acres LLC - Roy Miller member 11-6-06
REDDY ACRES, LLC DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the Subdivision plat entitled REDDY ACRES 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 any lot is dependent on a site specific evaluation prior to the start of any construction.

D. McFadden 11-6-2006
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.

Phyllis Gilmore 11-6-06
Holmes Soil and Water Conservation District Date

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

David L. Hauer 11-13-06
Chairman, County Commissioners Date

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

Christopher R. Young P.E., P.S. 11/6/2006
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 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.

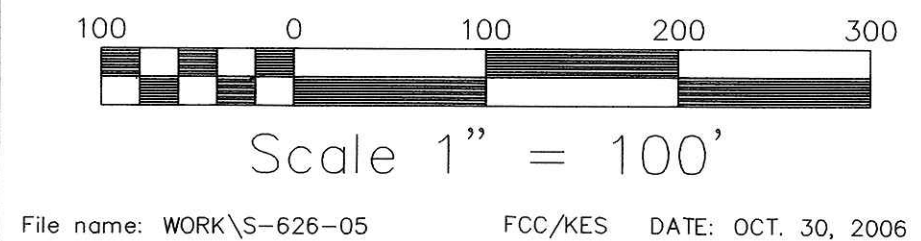
[Signature] 11/9/06
Holmes County Planning Commission Date

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.

Donald C. Baker NOV. 3, 2006
Donald C. Baker P.S. 6938 Date



DONALD C. BAKER SURVEYING
138 N. CLAY ST.
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027



RIPLEY TOWNSHIP
S.W. QTR. SECTION 3
T-17 N; R-14 W
HOLMES COUNTY, OHIO

- ▲ R.R. SPIKE FOUND
- P.K. NAIL FOUND
- 5/8" REBAR FOUND
- UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER 6938"

11/15/2006
Jackie McKee
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