

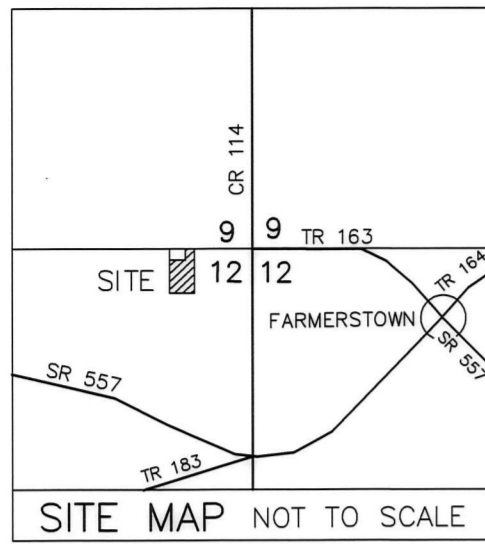
FARMER'S RIDGE SUBDIVISION REPLAT No. 1

REPLAT OF
FARMER'S RIDGE SUBDIVISION (P. 19-1216) LOT 1
(FINAL)

MASTER PLAT: THE PURPOSE OF THIS SURVEY IS TO
1) VACATE PART OF LOT 1 (0.500 AC.) OF FARMER'S RIDGE SUBDIVISION (P.19-1216)
AND CONVEY IT TO ADJOINER LEROY M. AND MARTHA A. RABER
2) CREATE NEW LOT 2 (2.500 AC.) OF FARMER'S RIDGE SUBDIVISION
REPLAT NO. 1

201700106284
B: 19 P: 3262
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
07/27/2017 10:43 AM
PLAT MED. 43.20
PAGES: 1

ORV 260 PG 7234, 7236



AGENT:
MARVIN RABER
2983 C.R. 114
SUGARCREEK, OHIO 44681
PHONE: 330-897-8701

REFERENCES
DEED VOL. 260 PAGE 185
O.R. VOL. 202 PAGE 1881
O.R. VOL. 182 PAGE 3071
PLAT VOL. 14 PAGE 222
PLAT VOL. 16 PAGE 973
PLAT VOL. 18 PAGE 409
PLAT VOL. 19 PAGE 1216
BEARINGS FROM
PLAT VOL. 19 PAGE 1216

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.

Marvin L. Raber 6-6-17
MARVIN L. RABER DATE
Mary Raber 6-6-17
MARY RABER DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
We, the undersigned, grant unto hereon shown Lot 2 and Leroy M. and Martha A. Raber, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Marvin L. Raber 6-6-17
MARVIN L. RABER DATE
Mary Raber 6-6-17
MARY RABER DATE
Leroy M. Raber 6-6-17
LEROY M. RABER DATE
Martha A. Raber 6-6-17
MARTHA A. RABER DATE
John E. Raber 6-6-17
JOHN E. RABER DATE
Anna L. Raber 6-6-17
ANNA L. RABER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled FARMER'S RIDGE SUBDIVISION 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 system of any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael Dew MBA / [Signature] 6/6/2017
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.

James J. Harkin 6/6/17
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.

[Signature] DATE
Chairman, County Commissioners

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

[Signature] 6/4/17
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] 6/7/17
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 6/23/2017
Donald C. Baker P.S. 6938 DATE

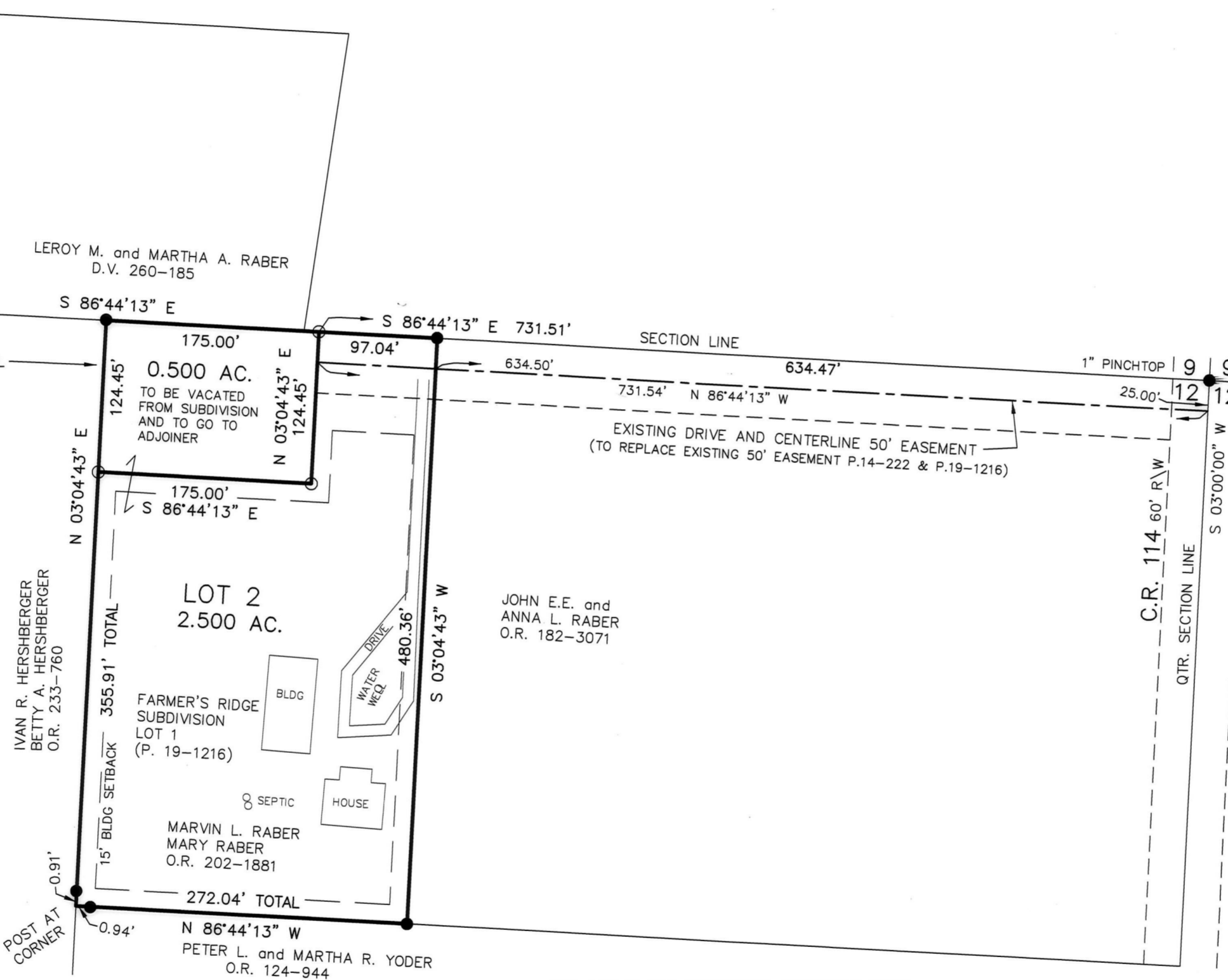
VACATION PLAT OF A PART OF LOT 1
FARMER'S RIDGE SUBDIVISION (P. 19-1216)
DETAIL:
SCALE: 1"=100'

We, the undersigned certify that we are the owners of Lot 1 in Farmer's Ridge Subdivision and hereby vacate a part (as shown above) of Lot 1 in Farmer's Ridge Subdivision as recorded in Plat Vol. 19 Page 1216.

Marvin L. Raber 6-6-17
MARVIN L. RABER DATE
Mary Raber 6-6-17
MARY RABER DATE

I hereby accept the vacation of a part of Lot 1 (as shown above) in Farmer's Ridge Subdivision as recorded in Plat Vol. 19 Page 1216.

Arnold Oliver 6/7/17
ARNOLD OLIVER DATE
Holmes County Planning Commission



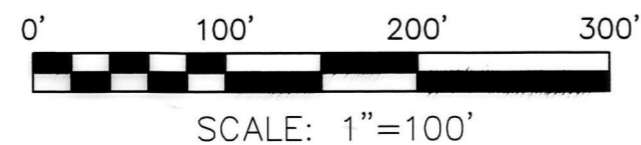
THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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.

ACREAGE IN LOT 2.500 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.500 ACRES

MAINTENANCE AGREEMENT

THE OWNER OF LOT 2 OF THE FARMER'S RIDGE SUBDIVISION REPLAT No. 1 AND LEROY M. AND MARTHA A. RABER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.



DATE: APRIL 21, 2017 FDB\CJG WORK4\S-193-17

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



TRANSFER NOT NECESSARY
DATE 7-27-2017
AUDITOR Jackie McKee

BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027

CLARK TOWNSHIP
N.W. QTR. SECTION 12
T-8 N; R-5 W
HOLMES COUNTY, OHIO