

Ripley Township  
 N.E. Qtr. Section 36  
 T-18 N, R-14 W  
 Holmes County, Ohio

# Ripley Township Subdivision No.3

(Final)

Agent: Robert S. Miller  
 8254 T.R. 528  
 Shreve, OH 44676  
 Phone: 330-500-8415

**REFERENCES:**

Deeds as shown  
 Plat Vol 19 Page 3058  
 Plat Vol. 19 Page 311  
 unrecorded survey by Donald C. Baker dated Sept. 18, 2001

Area in Lot 5.663 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Allotment 5.663 Acres

**NOTES:**

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
  - (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
  - (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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.
  - (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
  - (5) Lot 1 is used for residential purposes
  - (6) No further splits will be permitted without replatting said lot.
- Owners Agreement**  
 All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.
- Maintenance Agreement**  
 The owners of Lot 1 of the Ripley Township Subdivision No. 3 shall be responsible for the the Maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

**NOTE: SIGN IN PERMANENT BLACK INK.**

**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 setback restriction lines.

Robert S. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on December 17, 2020

Emeline Mae Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on December 17, 2020

**CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.**

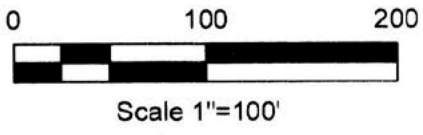
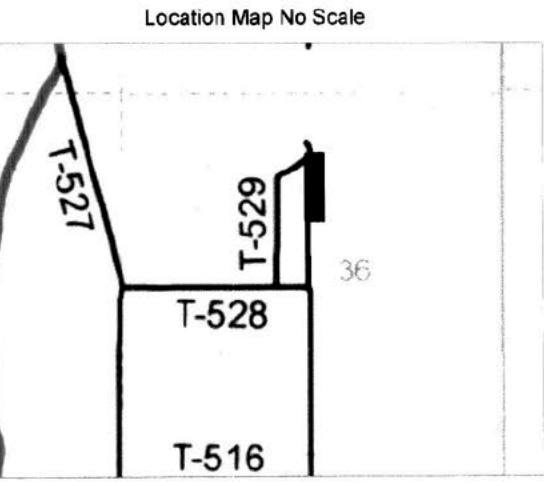
We, the undersigned, grant unto hereon shown Lot 1 of the Ripley Township Subdivision No. 3, their heirs and assigns, the 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Robert S. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on December 17, 2020

Emeline Mae Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on December 17, 2020

Jacob J. Yoder Jr., Pursuant to electronic signature verification by Holmes County Planning Commission on December 17, 2020

Anna J. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on December 17, 2020



- 5/8" Rebar Found unless noted
- 1/2" Pipe Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
 I hereby certify that the subdivision plat entitled Ripley Township Subdivision No. 3 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 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.

*Michael E. Brown* 1/7/2021  
 COUNTY HEALTH COMMISSIONER DATE

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

*Robert S. Miller* 1/7/2021  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

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

*Donald C. Baker* 1/7/2021  
 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

*Arnold Oliver* 1/7/2021  
 HOLMES COUNTY PLANNING COMMISSION 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.

*[Signature]* 1/7/2021  
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

**Master Plat: The purpose of this survey**

Action 1) Grant 50' easement from Jacob J. Yoder, Jr. and Anna Yoder to Robert S. Miller and Emeline Mae Miller.

Action 2) Convey Lot 1 and easement from Robert S. Miller and Emeline Mae Miller.

Jacob J. Yoder Jr.  
 Anna Yoder  
 Deed Vol. 233 Page 901  
 PPN 2300288000

**TRANSFER NOT NECESSARY**  
 DATE Feb 3, 2021  
 AUDITOR Jackie McKee

**CERTIFICATE OF ACCURACY**

I certify this survey to be correct to the best of my knowledge.

*Caleb Jerome Galbraith*  
 Caleb Jerome Galbraith P.S. 8703  
 Date: October 14, 2020  
 Job ID: 16420-H33  
 Pioneer Surveying & Services, LLC.  
 5434 Township Road 377  
 Millersburg, Ohio 44654  
 Phone: 330-231-0497  
 Email: caleb@pioneersurveyingandservices.com

