

TWO TOWNSHIP SUBDIVISION REPLAT No. 1

REPLAT OF TWO TOWNSHIP SUBDIVISION (P. 19-2745) LOTS 1 & 1A & ADDITIONAL LANDS (FINAL)

AGENT:
LORIE FERGUSON
10491 C.R. 320
MILLERSBURG, OHIO 44654
PHONE: 330-231-6028

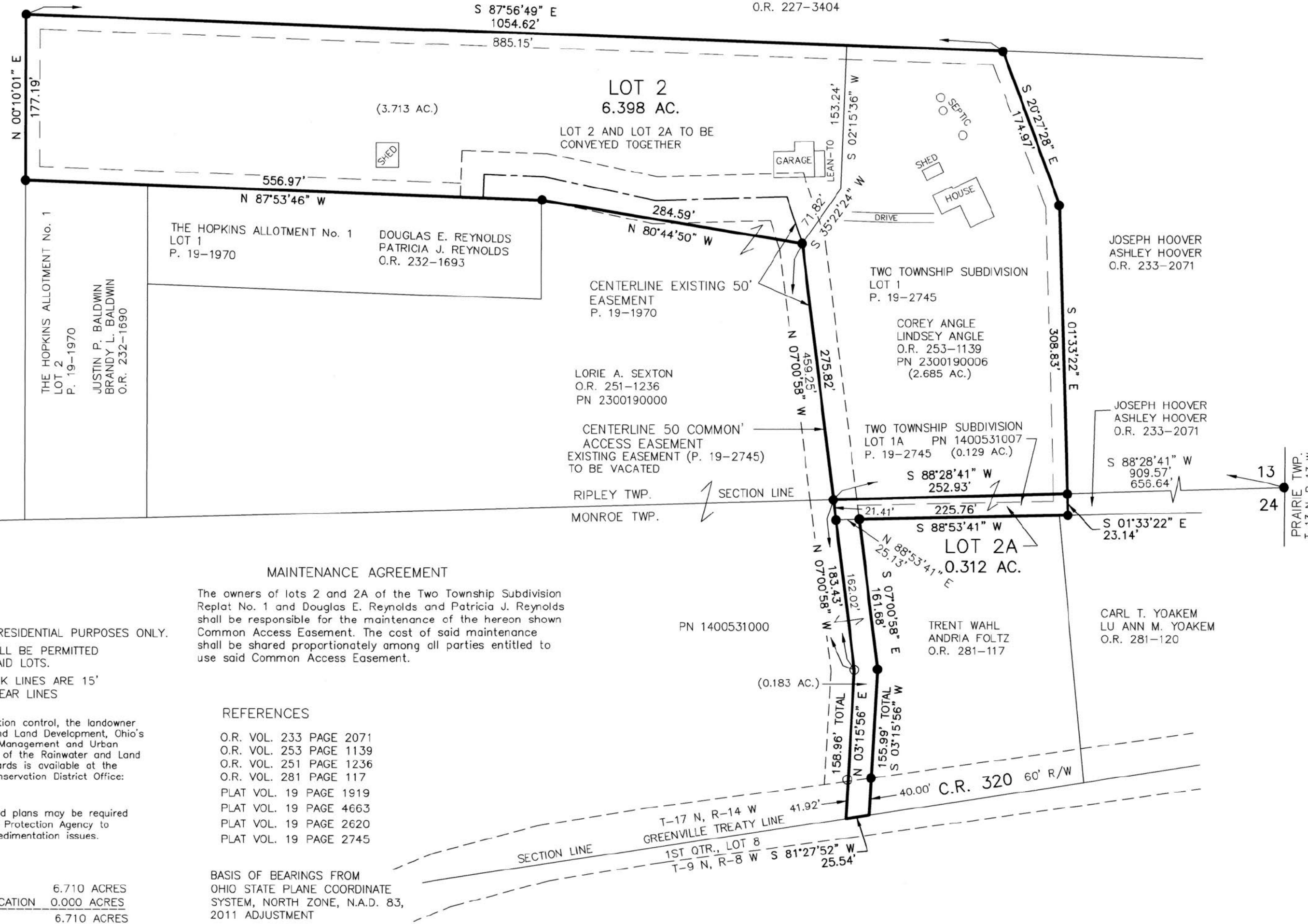
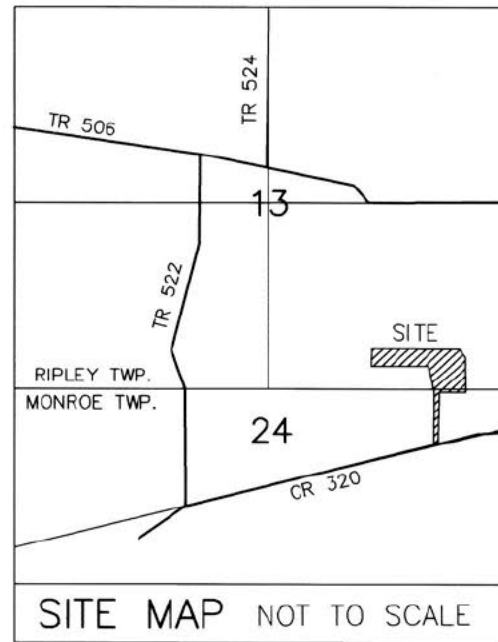
MASTER PLAT

- ACTION 1) VACATE EXISTING EASEMENT (P. 19-2745)
- ACTION 2) CONVEY 3.713 ACRES TO COREY ANGLE AND LINDSEY ANGLE
- ACTION 3) CONVEY 0.183 ACRES TO COREY ANGLE AND LINDSEY ANGLE
- ACTION 4) TRANSFER AND RECORD PLAT
- ACTION 5) CONVEY NEW 50' COMMON ACCESS EASEMENT
- ACTION 6) CONVEY NEW LOTS 2 AND 2A

FRANK D. GOODWILL
DIANE L. GOODWILL
JAMES G. GOODWILL
PAMELA A. GOODWILL
O.R. 227-3404

TRANSFER NOT NECESSARY

DATE Aug 18, 2023
AUDITOR Jackie McGee-PT



MAINTENANCE AGREEMENT

The owners of lots 2 and 2A of the Two Township Subdivision Replat No. 1 and Douglas E. Reynolds and Patricia J. Reynolds 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.

REFERENCES

- O.R. VOL. 233 PAGE 2071
- O.R. VOL. 253 PAGE 1139
- O.R. VOL. 251 PAGE 1236
- O.R. VOL. 281 PAGE 117
- PLAT VOL. 19 PAGE 1919
- PLAT VOL. 19 PAGE 4663
- PLAT VOL. 19 PAGE 2620
- PLAT VOL. 19 PAGE 2745

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

THESE LOTS ARE 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

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 LOTS 6.710 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 6.710 ACRES

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

RIPLEY TOWNSHIP
S.E. QTR. SECTION 13
MONROE TOWNSHIP
FRACTIONAL SECTION 24
T-17 N; R-14 W
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: APRIL 20, 2023 KES WORK6\S-214-23\CNK

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



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.
LORIE A. SEXTON, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023.

LORIE A. SEXTON DATE _____
COREY ANGLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____
LINDSEY ANGLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____

CERTIFICATE OF DEDICATION OF EASEMENT
We, the undersigned, grant unto hereon shown Lots 2 & 2A, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.
COREY ANGLE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____

LORIE A. SEXTON DATE _____
DOUGLAS E. REYNOLDS, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____
PATRICIA J. REYNOLDS, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____

JUSTIN P. BALDWIN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____
BRANDY L. BALDWIN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 25, 2023. DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled TWO TOWNSHIP 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 an lot is dependent on a site specific evaluation prior to the start of any construction.
Michael E. Herr 7/27/2023
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.
[Signature] 7/27/2023
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.
[Signature] DATE
Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
[Signature] 7/27/2023
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 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.
A RYOLD Oliver 7/27/2023
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.
Donald C. Baker MAY 19, 2023
Donald C. Baker P.S. 6938 DATE

202300003334
B: 19 P: 5069
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
08/18/2023 01:19 PM
PLAT MED . 43.20
PAGES: 1

ORV 286 Pg 3403
ORV 286 Pg 3406
ORV 286 Pg 3409
ORV 286 Pg 3412
ORV 286 Pg 3415