

# RIPLEY TOWNSHIP SUBDIVISION No. 6

(FINAL)

20230004381

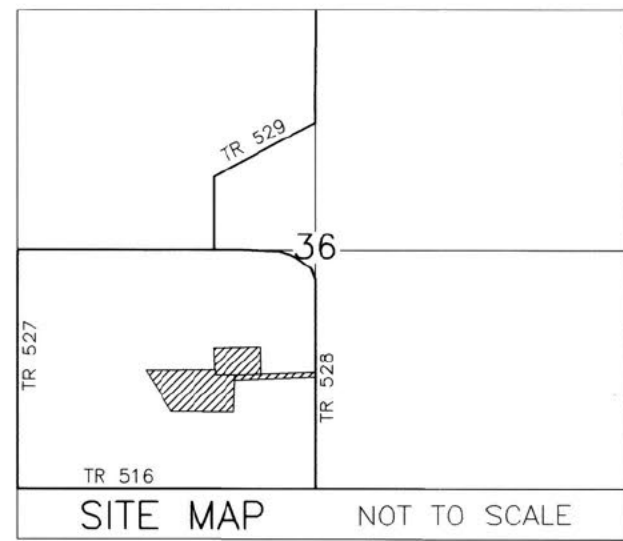
B: 19 P: 5136  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 11/01/2023 09:47 AM  
 PLAT MED . 43.20  
 PAGES: 1

**TRANSFER NOT NECESSARY**

DATE Nov. 1, 2023

AUDITOR Jackie McGee PT

ORV 287 Pg 951  
 ORV 287 Pg 961



AGENT:  
 ROY GORDON WENGER  
 8145 T.R. 528  
 SHREVE, OHIO 44676  
 PHONE: 704-928-5599

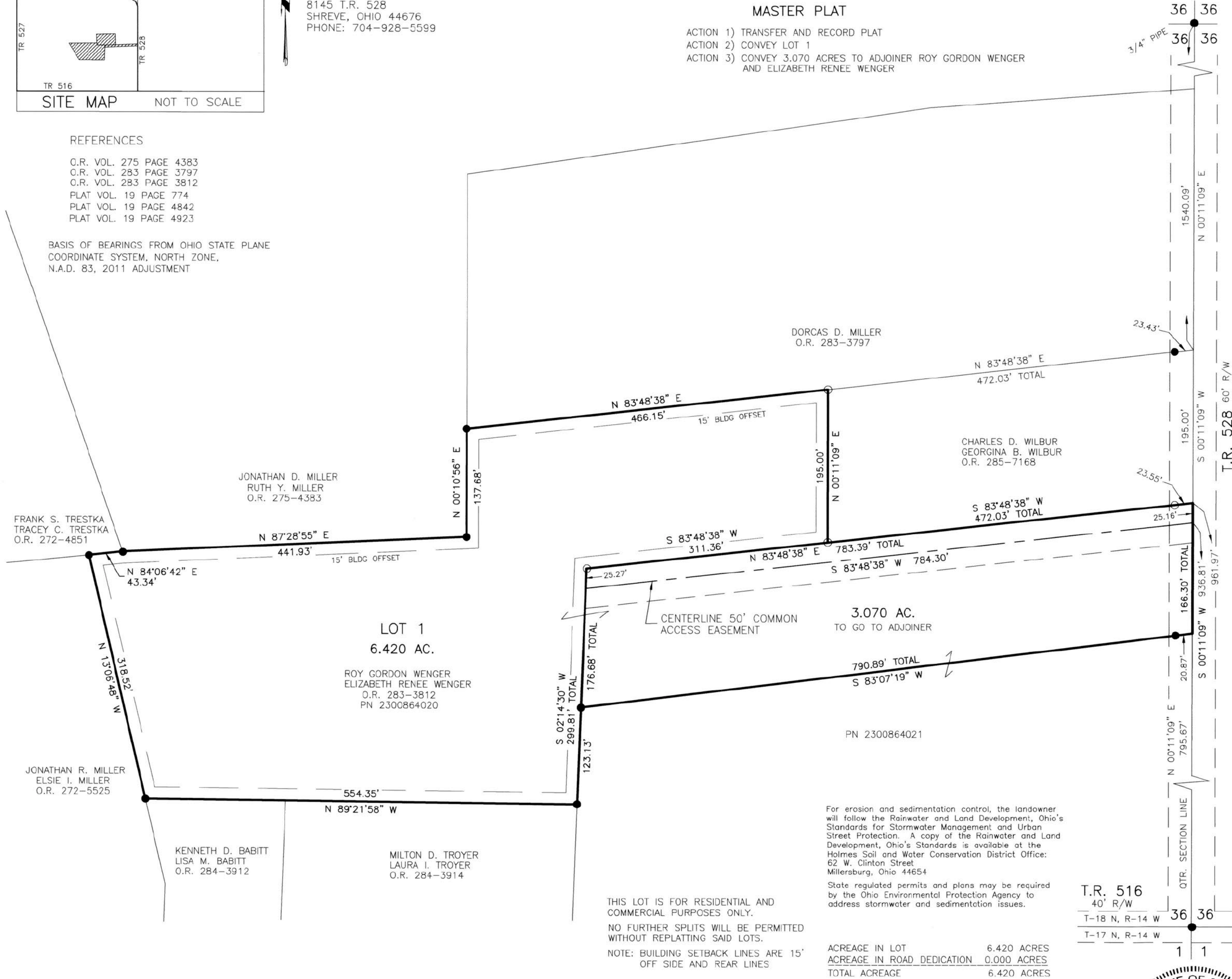
## MASTER PLAT

- ACTION 1) TRANSFER AND RECORD PLAT
- ACTION 2) CONVEY LOT 1
- ACTION 3) CONVEY 3.070 ACRES TO ADJOINER ROY GORDON WENGER AND ELIZABETH RENEE WENGER

### REFERENCES

- O.R. VOL. 275 PAGE 4383
- O.R. VOL. 283 PAGE 3797
- O.R. VOL. 283 PAGE 3812
- PLAT VOL. 19 PAGE 774
- PLAT VOL. 19 PAGE 4842
- PLAT VOL. 19 PAGE 4923

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



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.

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

ACREAGE IN LOT 6.420 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 6.420 ACRES

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.

ROY GORDON WENGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 7, 2023.

ROY GORDON WENGER DATE  
 ELIZABETH RENEE WENGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 7, 2023.

ELIZABETH RENEE WENGER DATE

### CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

ROY GORDON WENGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 7, 2023.

ROY GORDON WENGER DATE  
 ELIZABETH RENEE WENGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 7, 2023.

ELIZABETH RENEE WENGER DATE

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled RIPLEY TOWNSHIP SUBDIVISION No. 6 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 any construction.

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.

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.

Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

County Engineer DATE

### CERTIFICATE OF APPROVAL FOR RECORDING

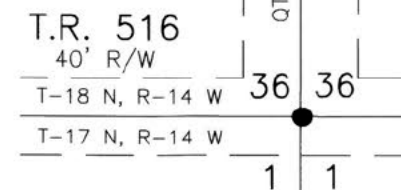
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Holmes County Planning Commission DATE

### CERTIFICATE OF ACCURACY

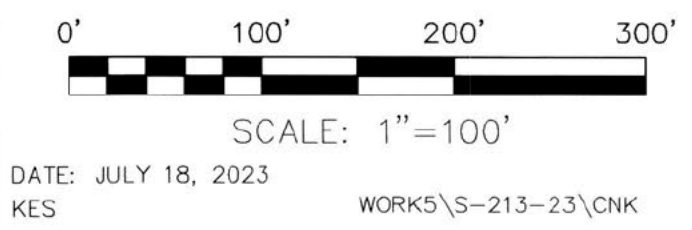
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes County Planning Commission and that the monuments have been placed as shown hereon.

Donald C. Baker, P.S. 6938 DATE



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

RIPLEY TOWNSHIP  
 S.W. QTR. SECTION 36  
 T-18 N; R-14 W  
 HOLMES COUNTY, OHIO



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

DATE: JULY 18, 2023  
 KES WORKS\S-213-23\CNK

AO 10/4/2023

August 24, 2023  
 Donald C. Baker, P.S. 6938 DATE