

# B. & M. EPPLEY ALLOTMENT No. 1 REPLAT No. 1

## REPLAT OF

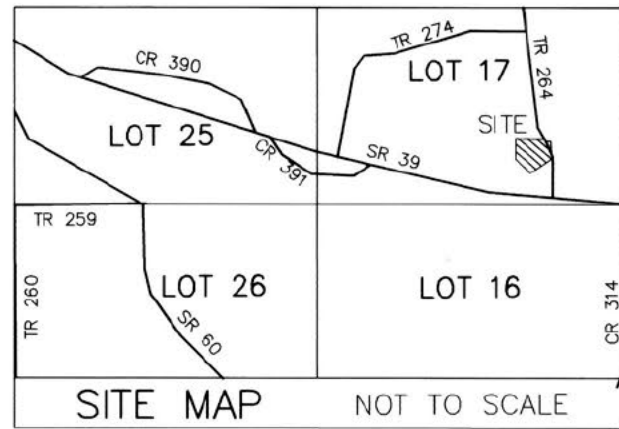
### B. & M. EPPLEY ALLOTMENT No. 1 (P. 2-218) LOT 1

(FINAL)

SHEET 1 OF 2

20240000758  
 B: 19 P: 5229  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 02/28/2024 11:40 AM  
 PLAT MED . 43.20  
 PAGES: 1

ORV 288 Pg 885  
 ORV 288 Pg 888  
 ORV 288 Pg 891



AGENT:  
 MARVIN RABER  
 5695 T.R. 264  
 MILLERSBURG, OHIO 44654  
 PHONE: 740-507-6026

REFERENCES

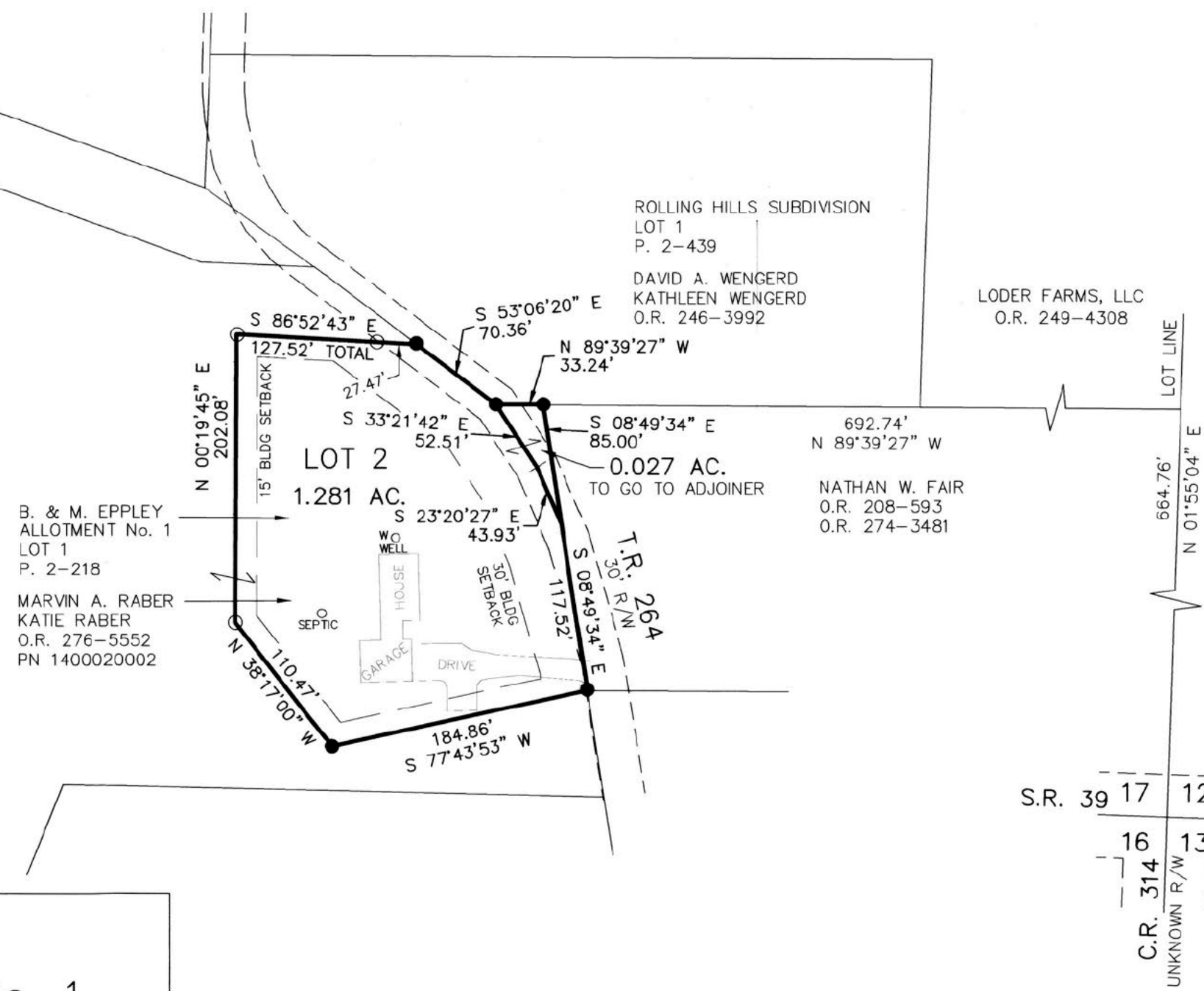
O.R. VOL. 246 PAGE 3992  
 O.R. VOL. 249 PAGE 4308  
 O.R. VOL. 274 PAGE 3481  
 O.R. VOL. 276 PAGE 5552  
 PLAT VOL. 2 PAGE 218  
 PLAT VOL. 2 PAGE 439

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

MASTER PLAT

- ACTION 1) VACATE 0.027 ACRE PARCEL
- ACTION 2) CONVEY 0.027 ACRES FROM MARVIN A. RABER AND KATIE RABER TO DAVID A. WENGERD AND KATHLEEN WENGERD
- ACTION 3) TRANSFER AND RECORD PLAT
- ACTION 4) CONVEY NEW LOT 2

NOTE: THE MASTER PLAT ACTIONS ON SHEET 2 MUST BE COMPLETED AT THE SAME TIME



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 A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 16, 2023.

MARVIN A. RABER \_\_\_\_\_ DATE \_\_\_\_\_

KATIE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 16, 2023.

KATIE RABER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled B. & M. EPPLEY ALLOTMENT No. 1 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 E. Herr* 11/20/2023  
 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]* 11/20/2023  
 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]* 11/20/2023  
 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 O* 11/20/2023  
 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* OCTOBER 12, 2023  
 Donald C. Baker P.S. 6938 \_\_\_\_\_ DATE \_\_\_\_\_

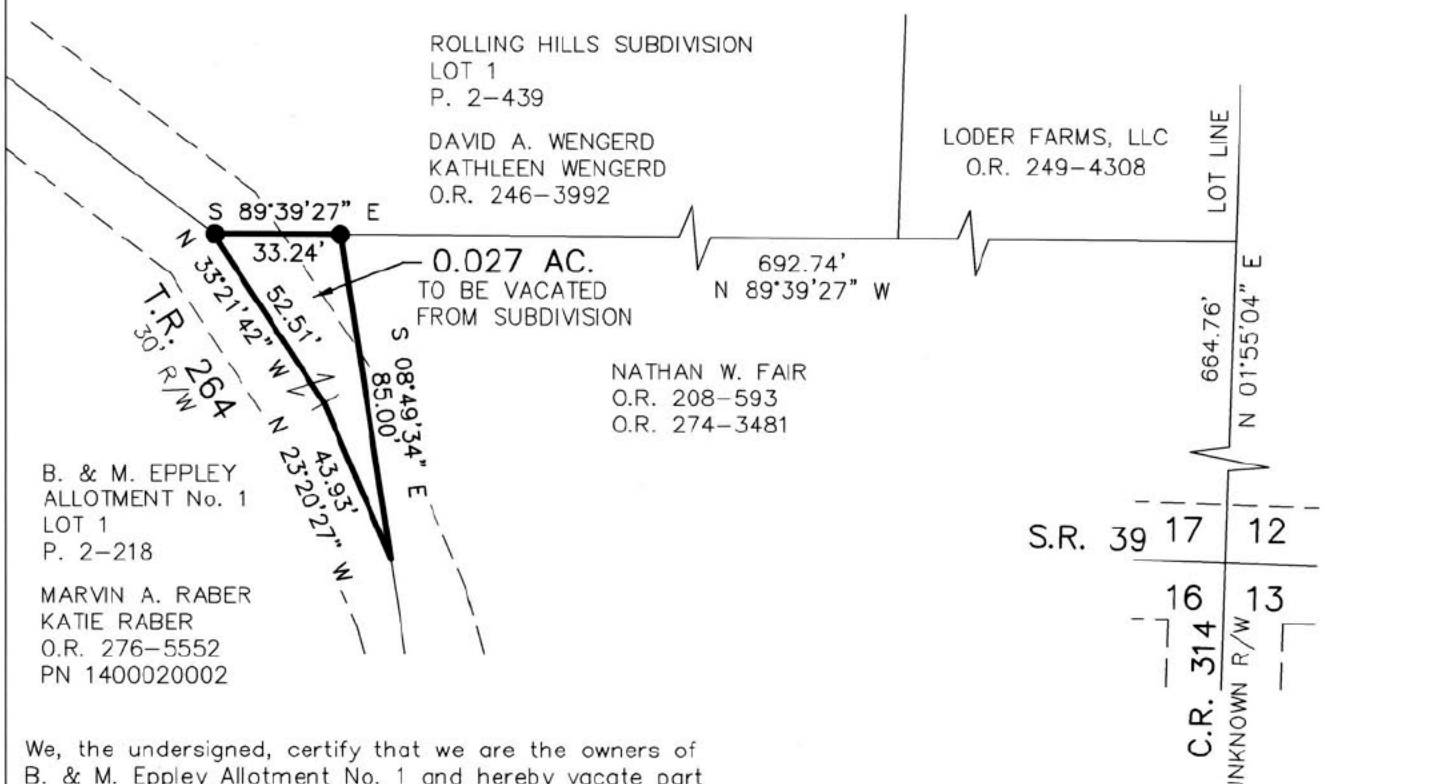


TRANSFER NOT NECESSARY  
 DATE February 28, 2024  
 AUDITOR *[Signature]*

## VACATION PLAT

### PART OF B. & M. EPPLEY ALLOTMENT No. 1 LOT 1 (P. 2-218)

SCALE: 1"=50'



ACREAGE IN LOT 1.281 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 1.281 ACRES

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOT.

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.

MONROE TOWNSHIP  
 1ST QTR., LOT 17  
 T-9 N; R-8 W  
 HOLMES COUNTY, OHIO

0' 100' 200' 300'  
 SCALE: 1"=100'

DATE: JUNE 22, 2023 FDB\KES WORK6\S-331-23\CNK

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

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

We, the undersigned, certify that we are the owners of B. & M. Eppley Allotment No. 1 and hereby vacate part (as shown) of Lot 1 in B. & M. Eppley Allotment No. 1 as recorded in Plat vol. 2 page 218.

MARVIN A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 16, 2023.

Marvin A. Raber \_\_\_\_\_ Date \_\_\_\_\_

KATIE RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 16, 2023.

Katie Raber \_\_\_\_\_ Date \_\_\_\_\_

I hereby accept the vacation of a part of Lot 1 (as shown hereon) in B. & M. Eppley Allotment No. 1 as recorded in Plat vol. 2 page 218.

*A O* 11/20/2023  
 Arnold Oliver \_\_\_\_\_ Date \_\_\_\_\_  
 Holmes County Planning Commission