

RIPLEY FARMS ALLOTMENT No. 1

RIPLEY TOWNSHIP
S.E. QTR. SECTION 29
T-18N ; R-14W
HOLMES COUNTY, OHIO

OWNER:
ROGER A. WILES
P.O. Box 103
CRESTON, OHIO 44217
PH. (216) 435-4203
DEED VOL. 203 PAGE 967

0 50 100 200
SCALE: 1" = 100'
▲ R.R. SPIKE FOUND
● IRON PIN FOUND
△ R.R. SPIKE SET
○ 5/8" REBAR WITH I.D. CAP SET
I.D. CAP MARKED "BAKER 6938"

REFERENCES:
DEED VOL. 203 PAGE 569
DEED VOL. 203 PAGE 967
PLAT VOL. 14 PAGE 440
PLAT VOL. 10 PAGE 85
BEARINGS FROM PLAT VOL. 14 PAGE 440

AGENT:
DAN WILES
P.O. Box 948
WOOSTER, OHIO 44691
PH. (616) 264-6237

PREPARED BY:
DONALD C. BAKER SURVEYING
5458 T.R. 322
MILLERSBURG, OHIO 44654
PH. (216) 674-4788

AREA IN LOTS 28.524 ACRES
AREA IN ROAD DEDICATION 0.000 ACRES
TOTAL AREA IN ALLOTMENT 28.524 ACRES

NOTE: TYPICAL BUILDING SETBACK:
15' OFF SIDE AND BACK LINES
90' OFF ROAD RIGHT-OF-WAY LINE.

NOTE:

DRIVEWAY CULVERT SCHEDULE

Lot No.	PIPE SIZE
1	12"
2	12"
3	12"
4	12"
5	12"
6	12"
7	12"
8	12"
9	36"

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, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 5-14-94, 1994 OWNER Roger A. Wiles
DATE 5-14-94, 1994 OWNER Marjorie M. Wiles

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED: RIPLEY FARMS ALLOTMENT No. 1, FULLY MEET THE REQUIREMENTS OF THE HOLMES Co. BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE May 17, 1994 G. HEALTH COMMISSIONER [Signature]

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.

DATE May 31, 1994 HOLMES SOIL & CONSERVATION DISTRICT [Signature]

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS
I HEREBY CERTIFY THAT THE HOLMES Co. COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.

DATE June 13, 1994 CHAIRMAN, Co. COMMISSIONERS Leah W. Miller

CERTIFICATE OF THE APPROVAL OF PLAT AND ENGINEERING DETAILS
I HEREBY CERTIFY THAT I HAVE APPROVED THE PLAT AND ENGINEERING DETAILS OF THE PROPOSED ROADS, SEWER AND WATER SYSTEMS AND OTHER PROPOSED PUBLIC FACILITIES IN THE SUBDIVISION PLAT AS SHOWN HEREON.

DATE 6-10, 1994 COUNTY ENGINEER Robert L. Keener P.E.P.S.

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 Co., OHIO, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS PRENOTED IN THE MINUTES OF THE HOLMES Co. REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.

DATE 6-10, 1994 HOLMES REGIONAL PLANNING COM. Thomas R. Maguire

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 Co. REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE MAY 2ND, 1994 Donald C. Baker P.S. 6938



- RIPLEY FARMS ALLOTMENT No. 1 RESTRICTIVE COVENANTS
1. SAID PREMISES SHALL BE USED FOR SINGLE FAMILY DWELLING ONLY.
 2. NO MOBILE HOMES OR BASEMENT HOMES SHALL BE PERMITTED EXCEPT ON LOT 9. ALL DWELLINGS SHALL HAVE A MINIMUM LIVING AREA OF 1000 SQUARE FEET, EXCLUSIVE OF THE BASEMENT, PORCHES AND GARAGE.
 3. NO ANIMALS SHALL BE KEPT TO THE EXTENT THAT THEY BECOME OBNOXIOUS OR OFFENSIVE TO RESIDENTIAL USE.
 4. EXISTING DRAINAGE WAYS SHALL NOT BE DISTURBED OR ALTERED WITHOUT PRIOR APPROVAL OF THE HOLMES Co. ENGINEERING DEPT.
 5. SELLER RESERVES ALL EASEMENTS NECESSARY FOR PUBLIC UTILITIES.

- HOLMES COUNTY HEALTH DEPARTMENT RESTRICTIONS
1. NO LOT IN THE SUBDIVISION MAY BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE BOARD OF HEALTH.
 2. ONLY ONE SOURCE OF WASTEWATER MAY BE CONSTRUCTED ON EACH LOT.
 3. NO OFF-LOT DISCHARGE OF EFFLUENT FROM ANY SEWAGE DISPOSAL SYSTEM WILL BE PERMITTED.
 4. THE PERMIT TO OPERATE ANY SEWAGE DISPOSAL SYSTEM DISCHARGING EFFLUENT TO THE SURFACE OF THE GROUND WILL EXPIRE AFTER THREE YEARS AND THE ANNUALLY THEREAFTER.

ISSUED
TRANSFER NOT NECESSARY
DATE July 22, 1994
AUDITOR [Signature]
JUL 22 1994
JUL 25 1994

