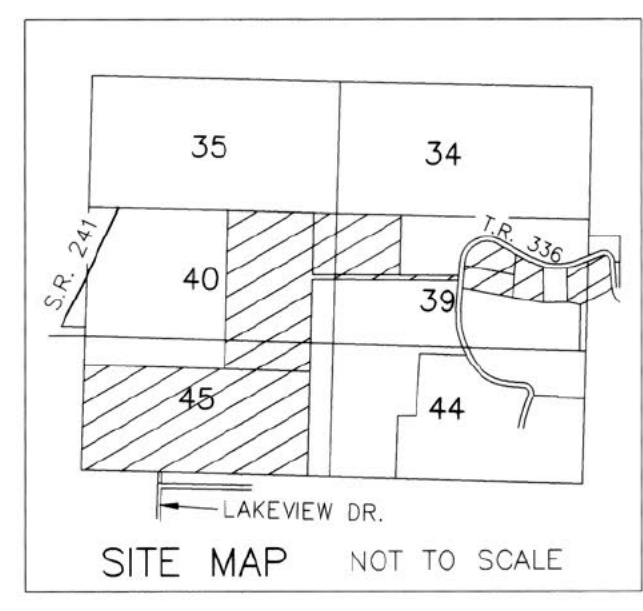


HIPP SUBDIVISION
 (FINAL)



AGENT:
 JR MILLER
 KAUFMAN REALTY
 1047 W. MAIN STREET
 SUGARCREEK, OHIO 44681
 PHONE: 330-231-1914

MASTER PLAT
 ACTION 1) TRANSFER AND RECORD PLAT
 ACTION 2) CONVEY ALL PARCELS FROM THEMSELVES TO THEMSELVES

VILLAGE OF MILLERSBURG
 PART OF LOT 793
 N.W. QTR. SECTION 11
 1ST QTR., LOTS 34, 39, 40, 44, & 45
 T-9 N; R-7 W
 HARDY TOWNSHIP
 N.W. QTR. FRACTIONAL SECTION 15
 T-9 N; R-6 W
 HOLMES COUNTY, OHIO

REFERENCES

D.V. VOL. 271 PAGE 487	PLAT VOL. 14 PAGE 131
PLAT VOL. 5 PAGE 51	PLAT VOL. 17 PAGE 829
PLAT VOL. 7 PAGE 761	PLAT VOL. 19 PAGE 1404
PLAT VOL. 7 PAGE 50	PLAT VOL. 19 PAGE 646
PLAT VOL. 9 PAGE 58	PLAT VOL. 19 PAGE 4026
PLAT VOL. 9 PAGE 176	PLAT VOL. 19 PAGE 2585
PLAT VOL. 10 PAGE 017	PLAT VOL. 19 PAGE 1992
PLAT VOL. 12 PAGE 913	PLAT VOL. 19 PAGE 3722
PLAT VOL. 12 PAGE 685	PLAT VOL. 19 PAGE 3514

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

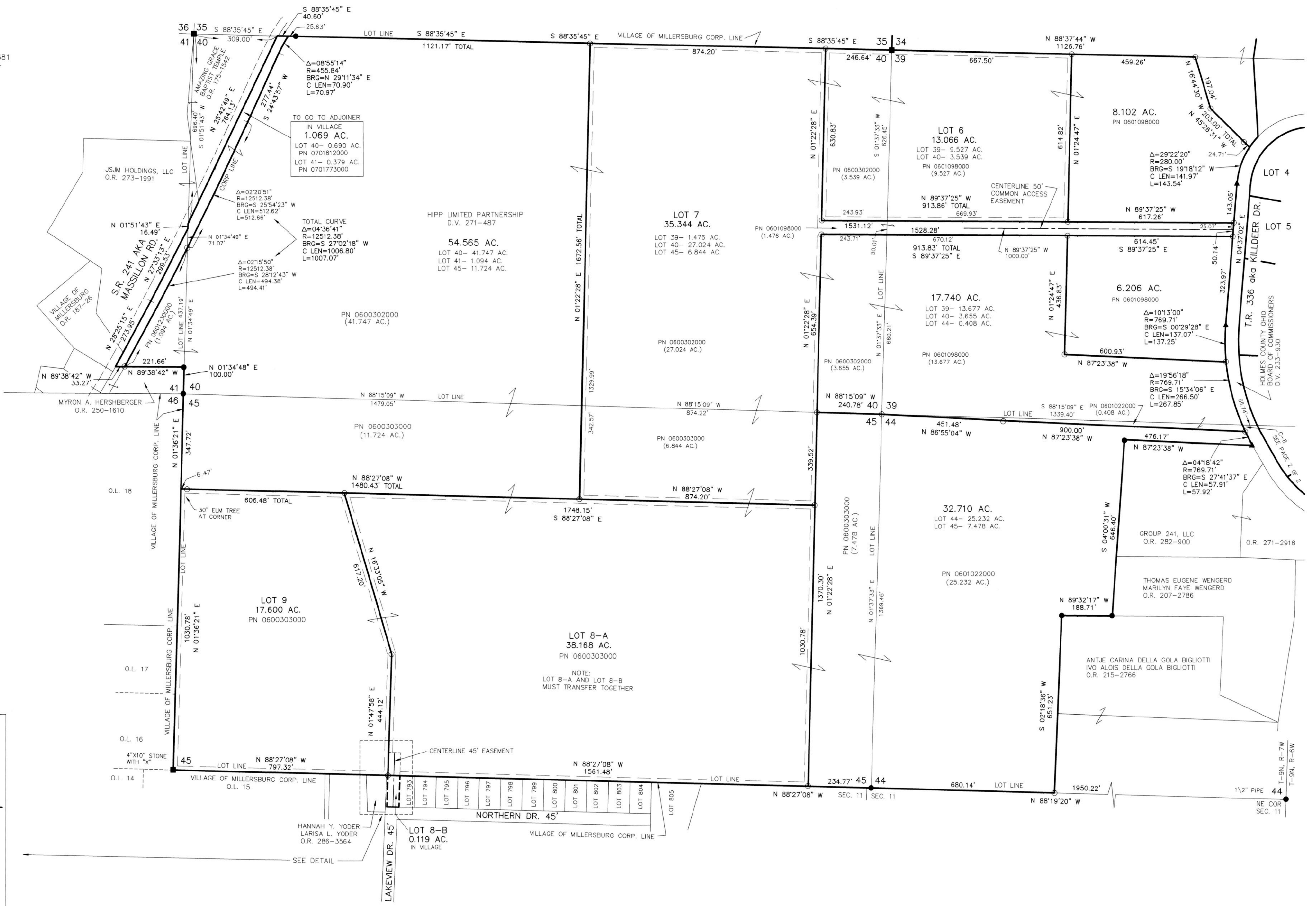
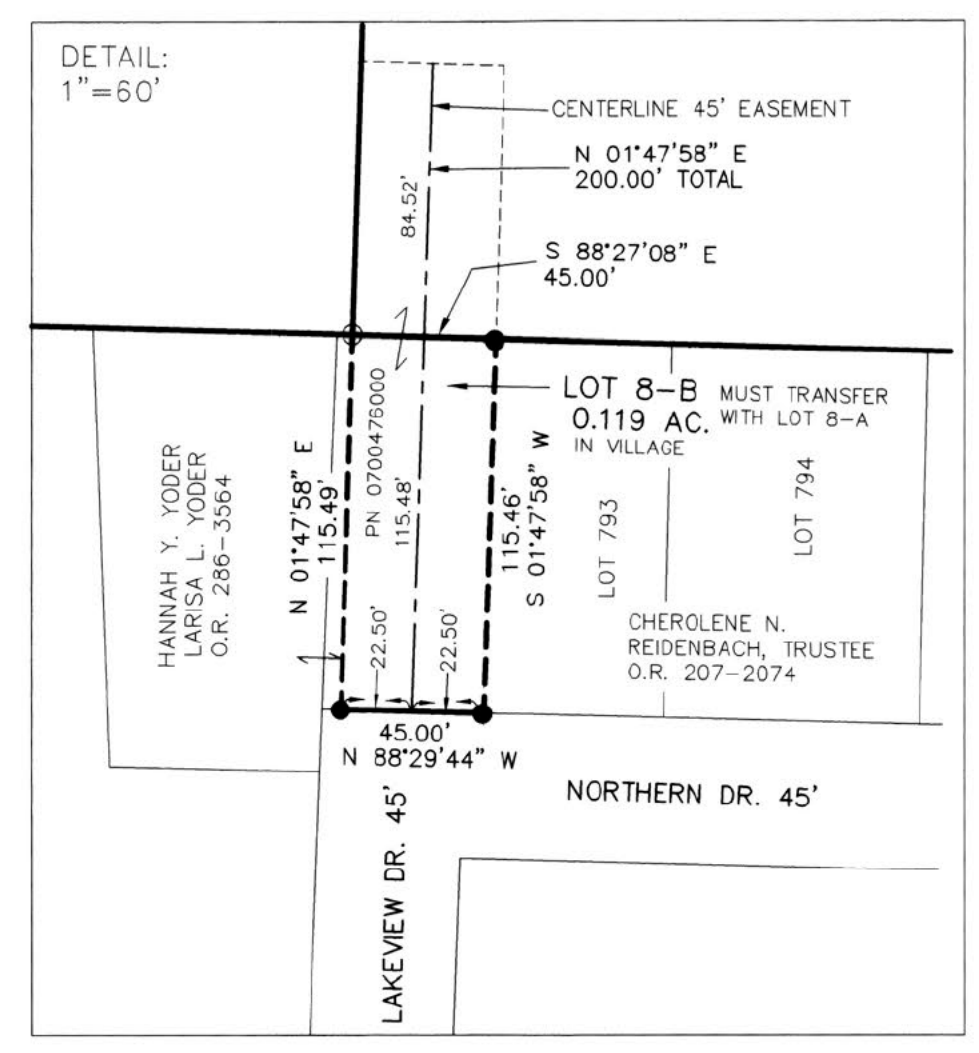
ACREAGE IN LOTS 118.384 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 118.384 ACRES

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.
 LOTS 1 THROUGH LOT 5 AND THE 7.151 ACRE, 5.241
 ACRE, 6.507 ACRE, AND 6.474 ACRE PARCELS

NO FURTHER SPLITS WILL BE PERMITTED
 WITHOUT REPLATTING SAID LOTS.

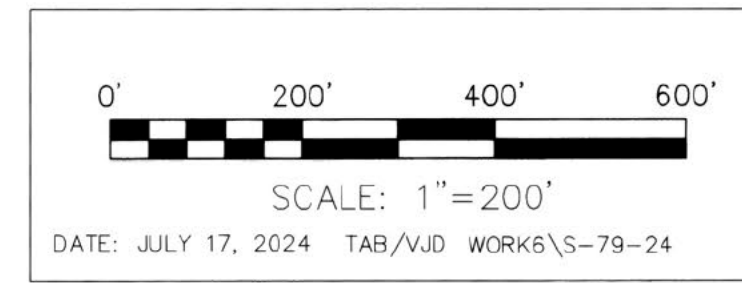
NOTE: BUILDING SETBACK LINES ARE 15'
 OFF SIDE AND REAR LINES AND
 30' OFF ROAD RIGHT OF WAY

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.



MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 6 & 7 OF HIPP SUBDIVISION, THEIR HEIRS AND ASSIGNS,
 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENT.
 THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG
 ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.

MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 8-A, 8-B & 9 OF HIPP SUBDIVISION, THEIR HEIRS AND ASSIGNS,
 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENT.
 THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG
 ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS EASEMENT.



▲ CONCRETE MGN. FOUND
 ■ STONE FOUND
 ● 5/8" REBAR FOUND
 ○ 5/8" REBAR SET WITH I.D. CAP
 I.D. CAP MARKED "BAKER 6938"

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

TRANSFER NOT NECESSARY
 DATE September 27, 2024
 AUDITOR Jackie Meyer