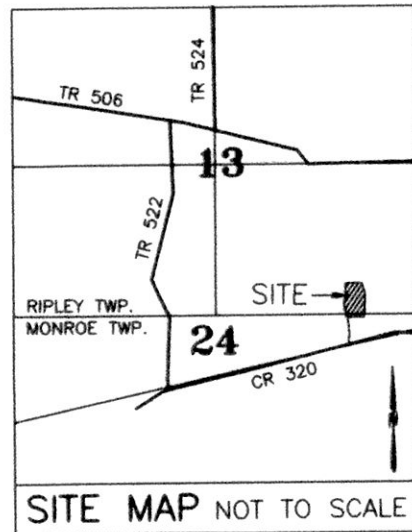


# TWO TOWNSHIP SUBDIVISION

(FINAL)



AGENT:  
CORY ANGLE  
C/O LORI SEXTON  
10487 C.R. 320  
MILLERSBURG, OHIO 44654  
PHONE: 330-275-9943 (LINDSEY)

201500094239  
B: 19 P: 2745  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
06/18/2015 2:24 PM  
PLAT MED. 43.20  
PAGES: 1

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.

*Lori A. Sexton* 5/27/15  
LORIE A. SEXTON DATE

DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
We, the undersigned, grant unto hereon shown Lots 1 & 1A, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

*Lori A. Sexton* 5/27/15  
LORIE A. SEXTON DATE

DATE

*Douglas E. Reynolds* 5-27-15  
DOUGLAS E. REYNOLDS DATE  
*Patricia J. Reynolds* 5-27-15  
PATRICIA J. REYNOLDS DATE

DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled TWO TOWNSHIP SUBDIVISION 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

*Neil E. ...* 6-1-15  
Health Commissioner DATE

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.

*Gene J. ...* 6/1/15  
Holmes Soil and Water Conservation District DATE

DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

*Christopher R. Young* 6-8-15  
Chairman, County Commissioners DATE

DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.

*Christopher R. Young* 6/1/2015  
County Engineer DATE

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.

*Aaron L. Gerber* 6/1/2015  
Holmes County Planning Commission DATE

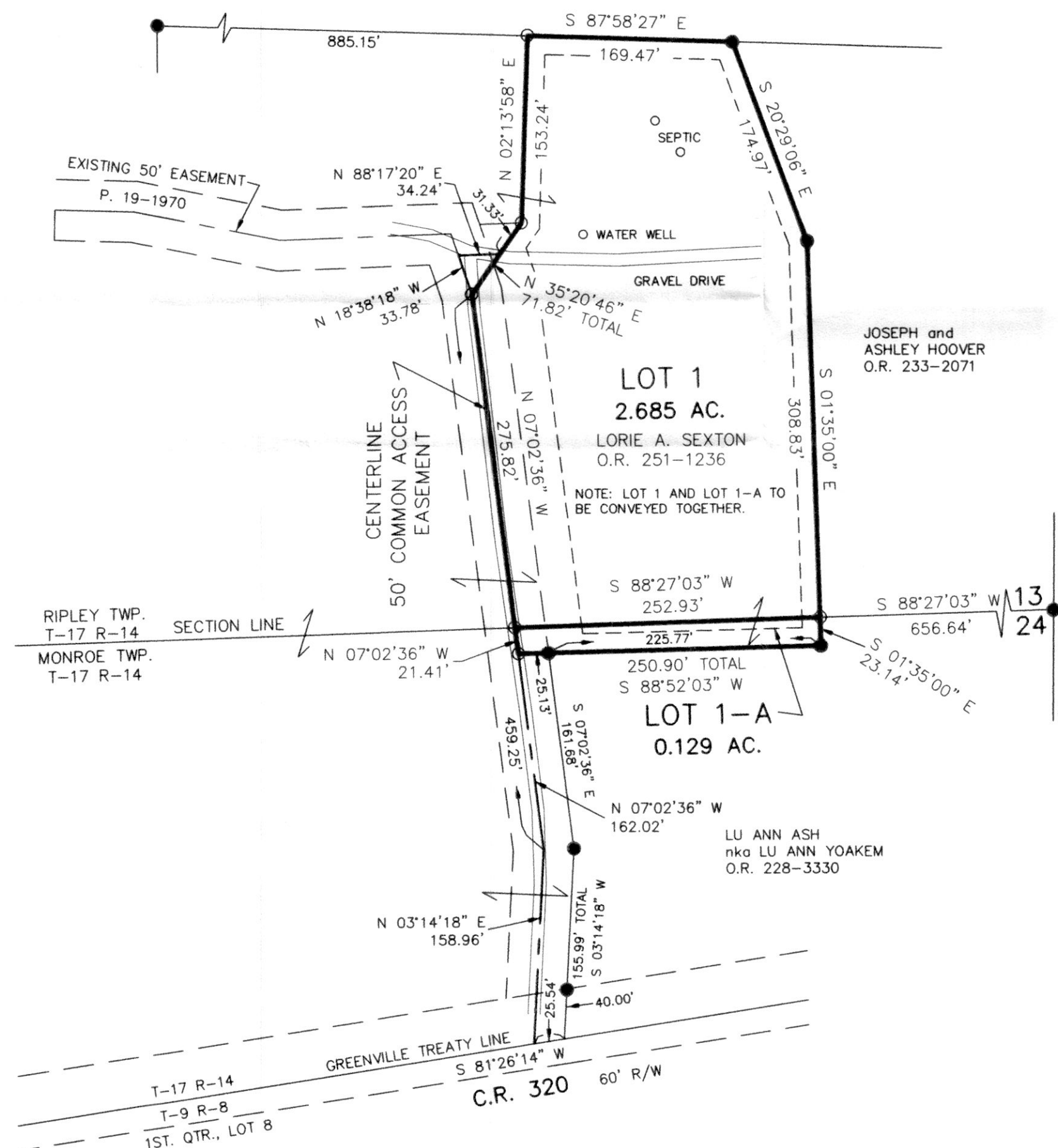
DATE

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.

*Aaron L. Gerber* 5-21-15  
Aaron L. Gerber, P.S. 8379 DATE

DATE

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



- REFERENCES
- O.R. VOL. 232 PAGE 1693
  - O.R. VOL. 227 PAGE 3404
  - O.R. VOL. 228 PAGE 3330
  - O.R. VOL. 233 PAGE 2071
  - O.R. VOL. 251 PAGE 1236
  - PLAT VOL. 19 PAGE 1970
  - PLAT VOL. 19 PAGE 1919
  - PLAT VOL. 19 PAGE 1882
  - PLAT VOL. 19 PAGE 2620
  - BEARINGS FROM PLAT VOL. 19 PAGE 2620

NOTE: LOT 1 AND LOT 1-A TO BE CONVEYED TOGETHER.

### MAINTENANCE AGREEMENT

THE OWNERS OF LOT 1 & LOT 1-A OF TWO TOWNSHIP SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS ROAD SHOWN HEREON. THE COST OF MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID ROAD AND SO CHOOSES TO DO SO.

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 AND 30' OFF ROAD RIGHT OF WAY

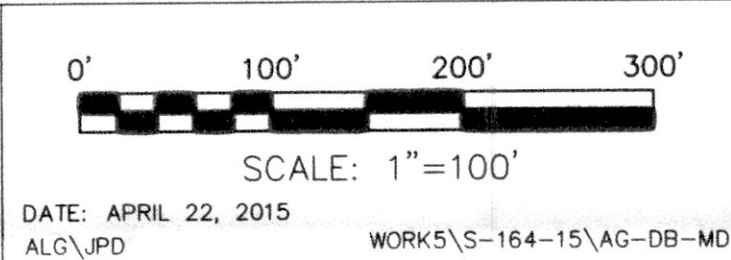
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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.

ACREAGE IN LOTS	2.814 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	2.814 ACRES

DONALD C. BAKER SURVEYING  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027  
EMAIL: bakersurveying@gmail.com

RIPLEY TOWNSHIP  
S.E. QTR. SECTION 13  
T-17 N; R-14 W  
MONROE TOWNSHIP  
SECTION 24  
T-17 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"



TRANSFER NOT NECESSARY  
DATE 6-18-15  
AUDITOR *J. Miller*