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RIDGEWAY SUBDIVISION REPLAT No. 1

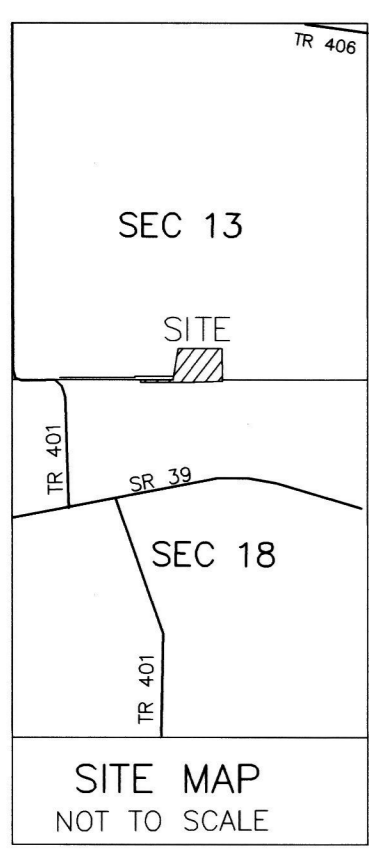
REPLAT OF RIDGEWAY SUBDIVISION (P.18-428)
 LOT 1 AND ADDITIONAL LANDS

(FINAL)

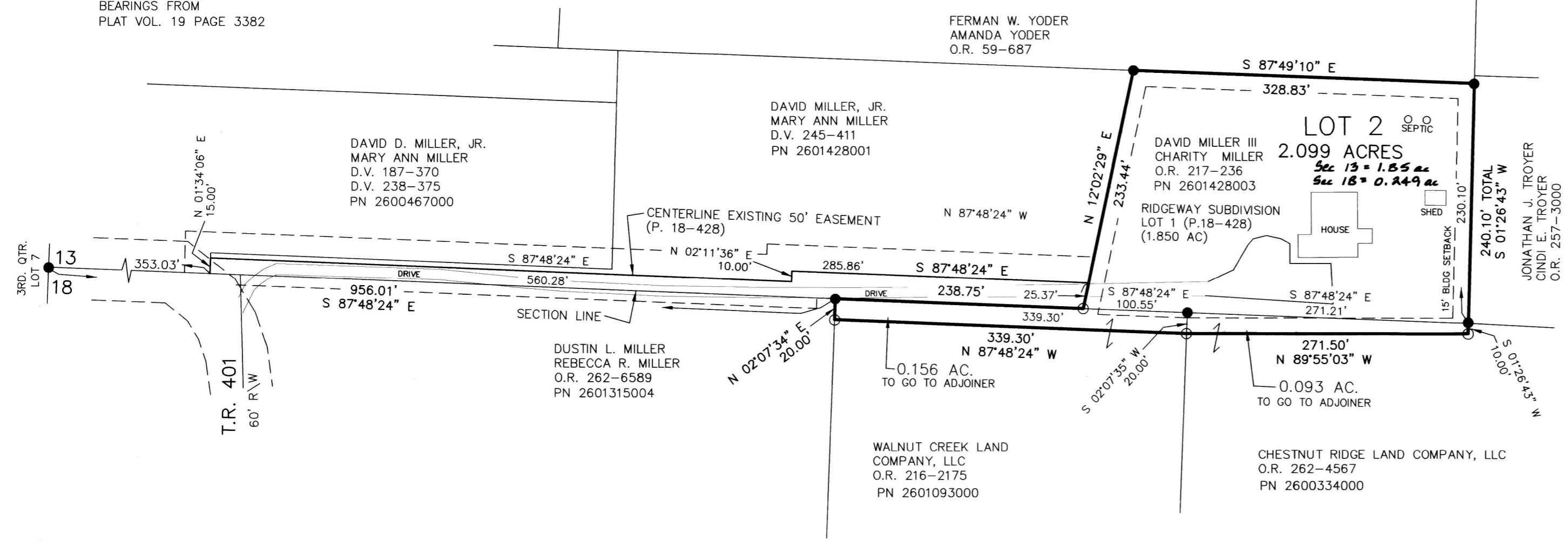
AGENT:
 DAVID MILLER III
 5122 T.R. 401
 MILLERSBURG, OHIO 44654
 PHONE: 330-763-1002

MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 0.156 ACRES FROM WALNUT CREEK LAND COMPANY, LLC TO DAVID MILLER III AND CHARITY MILLER
- ACTION 2) CONVEY 0.093 ACRES FROM CHESTNUT RIDGE LAND COMPANY, LLC TO DAVID MILLER III AND CHARITY MILLER
- ACTION 3) CONSOLIDATE DAVID MILLER III AND CHARITY MILLER'S 1.850 ACRE PARCEL AND THE 0.156 ACRE PARCEL AND THE 0.093 ACRE PARCEL INTO A NEW 2.099 ACRE LOT 2
- ACTION 4) CONVEY NEW LOT 2



REFERENCES
 O.R. VOL. 216 PAGE 2175
 O.R. VOL. 262 PAGE 4567
 O.R. VOL. 217 PAGE 236
 PLAT VOL. 18 PAGE 428
 PLAT VOL. 19 PAGE 3382
 BEARINGS FROM
 PLAT VOL. 19 PAGE 3382



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.

David Miller III 1-14-20
 DAVID MILLER III DATE

Charity Miller 1-14-20
 CHARITY MILLER DATE

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the shown 50' easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

David Miller Jr. 10-20-19
 DAVID MILLER, JR. aka DAVID D. MILLER, JR. DATE

Mary Ann Miller 10-20-19
 MARY ANN MILLER DATE

Dustin L. Miller 11-22-19
 DUSTIN L. MILLER DATE

Rebecca R. Miller 11-22-19
 REBECCA R. MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled RIDGEWAY SUBDIVISION 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.

Neil C. L. 10-7-19
 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.

Joe Christian 10-9-19
 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.

Joe Miller
 Chairman, County Commissioners DATE

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

Donald C. Baker 11/14/2020
 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.

Donald C. Baker 11/14/20
 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 Sept 6, 2019
 Donald C. Baker P.S. 6938 DATE

THIS LOT IS 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

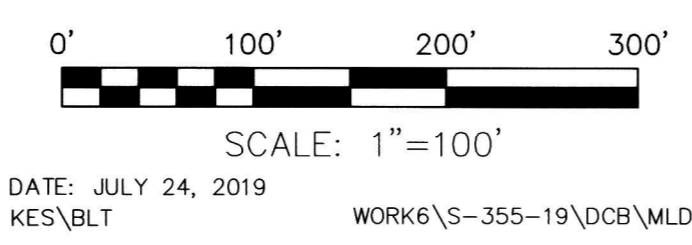
ACREAGE IN LOT 2.099 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 2.099 ACRES

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

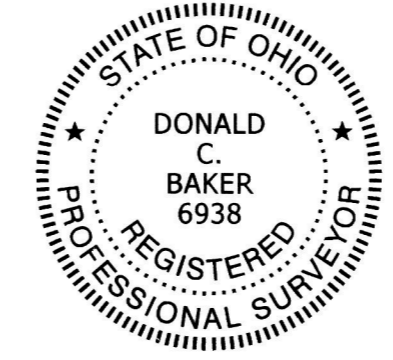
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 FAX 330-674-6027

WALNUT CREEK TOWNSHIP
 S.E. QTR. SECTION 13
 N.E. QTR. SECTION 18
 T-9 N; R-5 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 12/01/2020
 AUDITOR Jackie Mahan