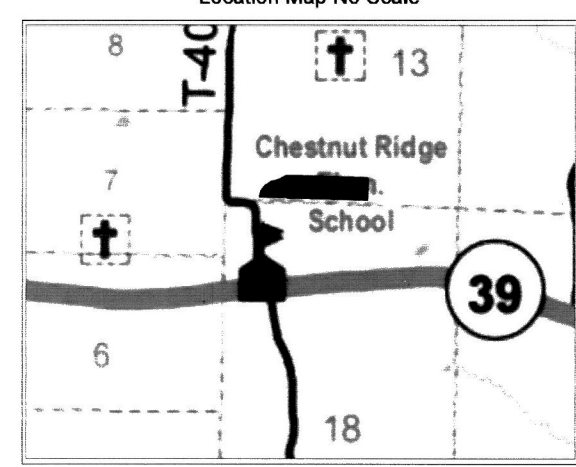


Ridgeway Subdivision Replat No. 2

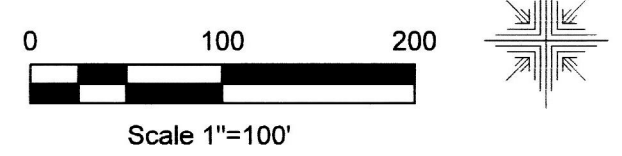
Replat of
 Ridgeway Subdivision Replat No. 1 (Plat Vol. 19 Page 4235) Lot 2 and Additional Lands
 (Final)
 Location Map No Scale



- REFERENCES:
 Deeds as shown
- Plat Vol 18 Page 428
 - Plat Vol. 12 Page 332
 - Plat Vol. 7 Page 263
 - Plat Vol. 14 Page 925
 - Plat Vol. 7 Page 557
 - Plat Vol. 7 Page 591
 - Plat Vol. 19 Page 3550
 - Plat Vol. 19 Page 3382
 - Plat Vol. 19 Page 4235

Walnut Creek Township
 S.E. Qtr. Sec. 13
 N.E. Qtr. Sec. 18
 T-9 N, R-5 W
 Holmes County, Ohio

Agent: David Miller III
 5122 T.R. 401
 Millersburg, OH 44654
 Phone: 330-231-1002



Area in Lot	5.944 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	5.944 Acres

- NOTES:
- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
 - (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
 - (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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
 - (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
 - (5) Lot 3 is used for residential purposes
 - (6) No further splits will be permitted without replating said lot.

- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- ▲ Railroad Spike Found
- △ Mag Nail Set
- Point

Owners Agreement
 All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

Maintenance Agreement
 The owners of Lot 3 of the Ridgeway Subdivision Replat No. 2 shall be responsible for the the Maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

NOTE: SIGN IN PERMANENT BLACK INK.

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 and establish the minimum building setback restriction lines.

David D. Miller Jr. aka David Miller Jr., Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

Mary Ann Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

David Miller III, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

Charity Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 3 of the Ridgeway Subdivision Replat No. 2, their heirs and assigns, the 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

David D. Miller Jr. aka David Miller Jr., Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

Mary Ann Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

Dustin L. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

Rebecca R. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

David Miller III, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

Charity Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on January 21, 2021

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.
Arnold Oliver 2-8-2021
 CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
Arnold Oliver, P.E., P.S. 1/29/2021
 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 presented in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Arnold Oliver 1/29/2021
 HOLMES COUNTY PLANNING COMMISSION 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.
Michael E. Herr 1/29/2021
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

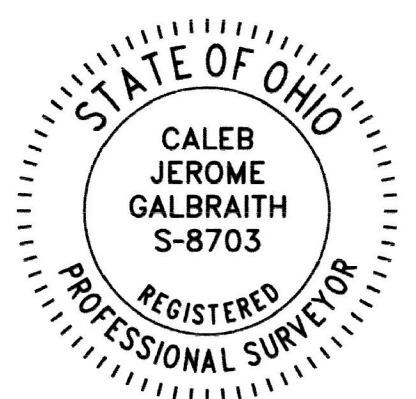
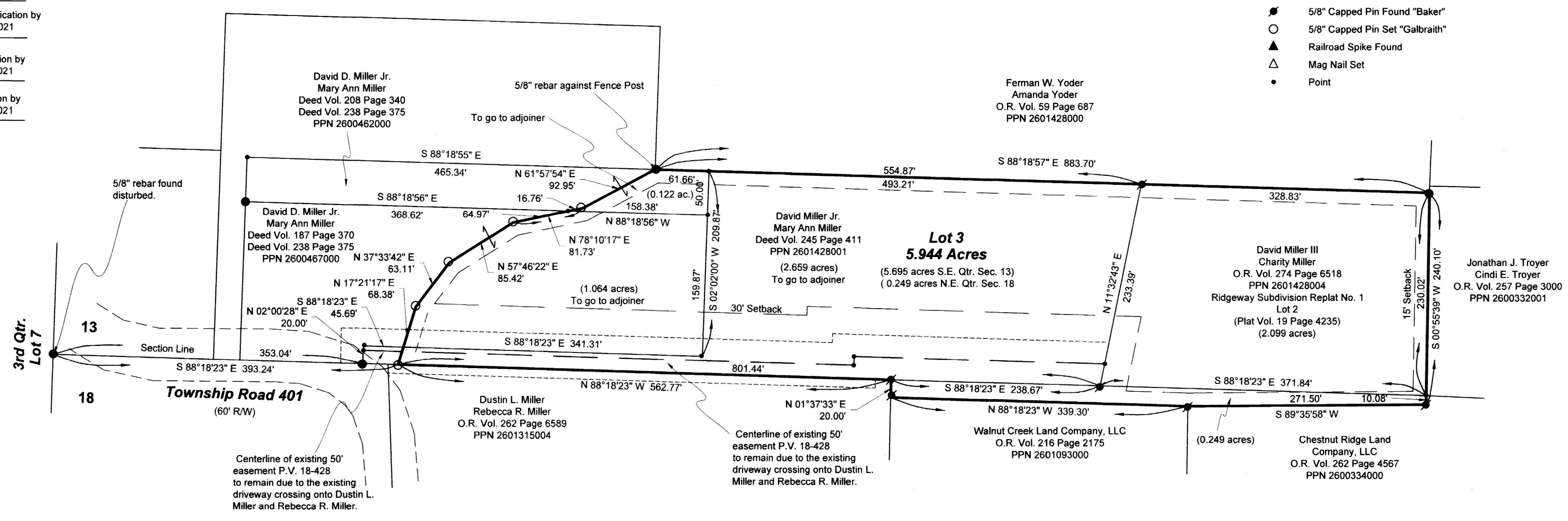
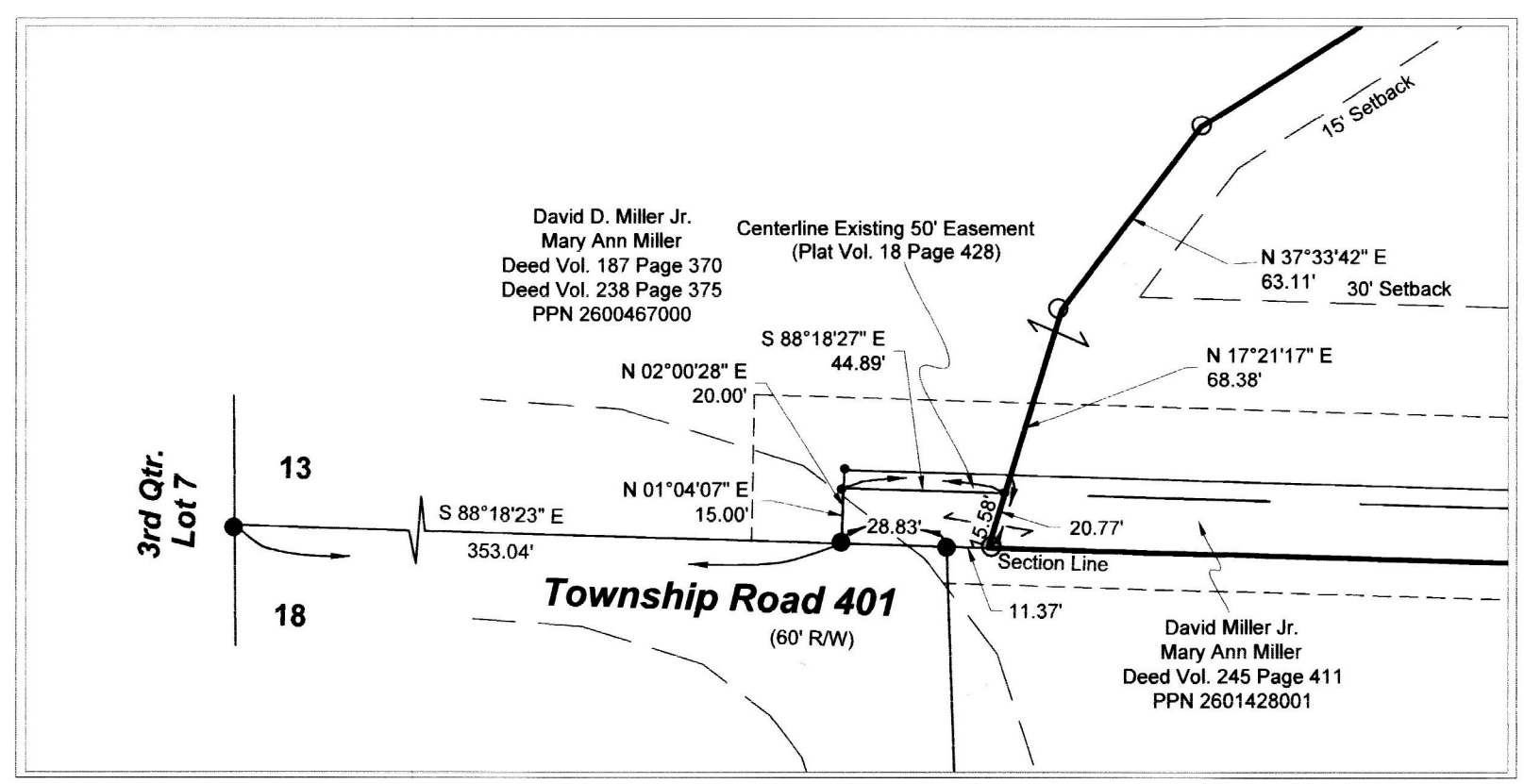
CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled Ridgeway Subdivision Replat No. 2 meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install private water system and on-site sewage treatment system for one, two, or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from The Ohio Environmental Protection Agency prior to the start of any construction.
Michael E. Herr 1/29/2021
 COUNTY HEALTH COMMISSIONER DATE

MASTER PLAT: The Purpose of this survey.

Action 1.) Convey 3.845 acres of David D. Miller Jr. aka David Miller Jr. and Mary Ann Miller (part of PPN 2600462000), (part of 2600467000), and (part of PPN 2601428001), to adjoiner David Miller III and Charity Miller.

Action 2.) Record Plat to create new Lot.

Action 3.) Convey new Lot 3.



CERTIFICATE OF ACCURACY
 I certify this survey to be correct to the best of my knowledge.
Caleb Jerome Galbraith

Caleb Jerome Galbraith P.S. 8703
 Date: October 4, 2020
 Job ID: 16520-H37
 Pioneer Surveying & Services, LLC.
 5434 Township Road 377
 Millersburg, Ohio 44654
 Phone: 330-231-0497
 Email: caleb@pioneersurveyingandservices.com

TRANSFER NOT NECESSARY
 DATE *March 2, 2021*
 AUDITOR *hokie N. K... P.*

