

Area in Lot 20.924 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Allotment 20.924 Acres

Ripley Township  
 N.E. Qtr. Section 25  
 T-18 N, R-14 W  
 Holmes County, Ohio

# Moss Creek Subdivision Replat No.1

202100016229  
 B: 19 P: 4439  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 07/02/2021 11:18 AM  
 PLAT MED . 43.20  
 PAGES: 1

NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.
- (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

Agent: Bob Kauffman  
 10590 County Road 1  
 Shreve, OH 44676  
 Phone: 330-234-4028

REFERENCES:

Deeds as shown  
 Plat Vol. 2 Page 356  
 Plat Vol. 19 Page 0142

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

(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 2 is used for residential purposes

(6) No further splits will be permitted without replatting said lot.

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 2 of the Moss Creek Subdivision Replat No. 1 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.

*Robert P. Kauffman* 7/14/20  
 Robert P. Kauffman DATE  
*Jeanette Kauffman* 7-14-2020  
 Jeanette Kauffman DATE  
*Carrie R. Elvey* 22 July 20  
 Carrie R. Elvey DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 2 of Moss Creek Subdivision Replat No. 1, their heirs and assigns, the 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

*Robert P. Kauffman* 7/14/20  
 Robert P. Kauffman DATE  
*Jeanette Kauffman* 7/14/2020  
 Jeanette Kauffman DATE  
*Nisly Farms, Michael Nisly* 7-14-2020  
 Nisly Farms (Representative NAME) DATE

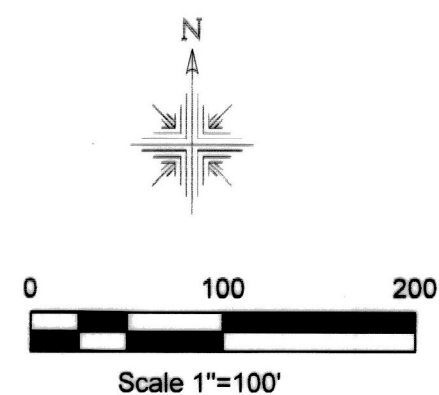
*Carrie R. Elvey* 22 July 20  
 Carrie R. Elvey DATE

CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703  
 Date: November 4, 2019  
 Job ID: 14419

Pioneer Surveying & Services, LLC.  
 5434 Township Road 377  
 Millersburg, Ohio 44654  
 Phone: 330-276-0220  
 Email: caleb@pioneersurveyingandservices.com



- 5/8" Rebar Found unless noted
- 5/8" Capped Pin Found "Shamp"
- 5/8" Capped Pin Set "Galbraith"
- Point

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

*Greg G.L.* 7-27-2020  
 COUNTY HEALTH COMMISSIONER DATE

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

*Chairman* 8/3/2020  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

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

*Michael J. Young* 7/27/2020  
 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

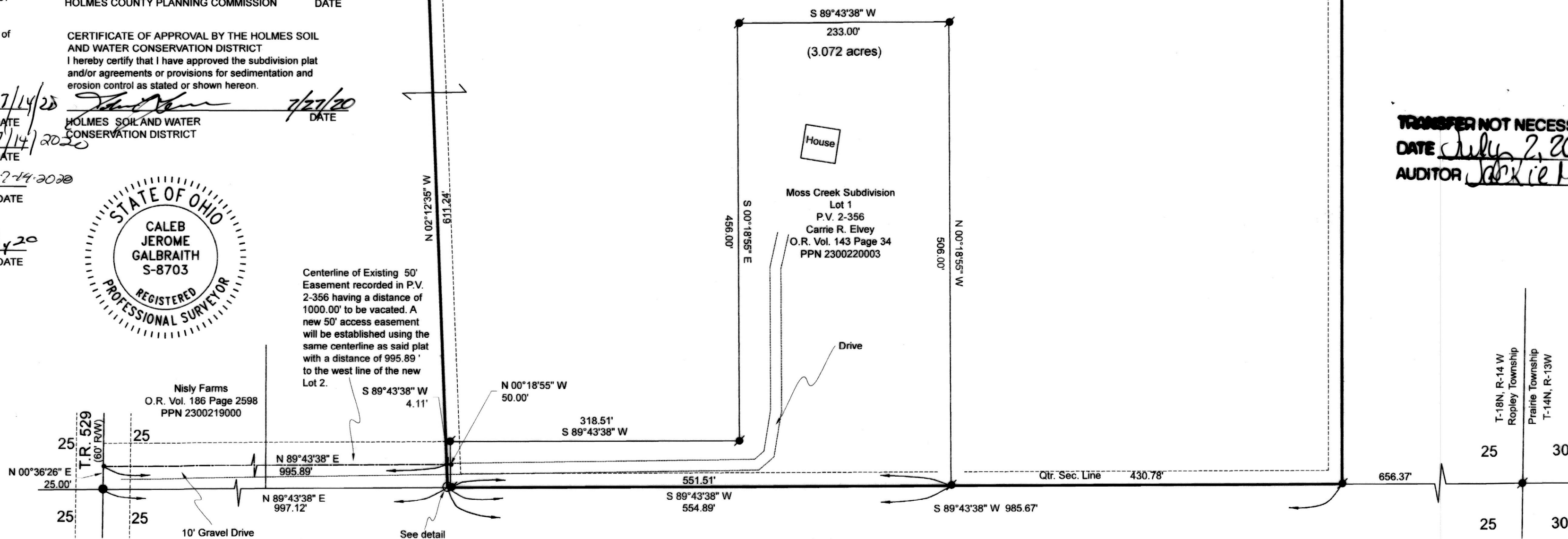
*Ann* 7/27/2020  
 HOLMES COUNTY PLANNING COMMISSION DATE

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.

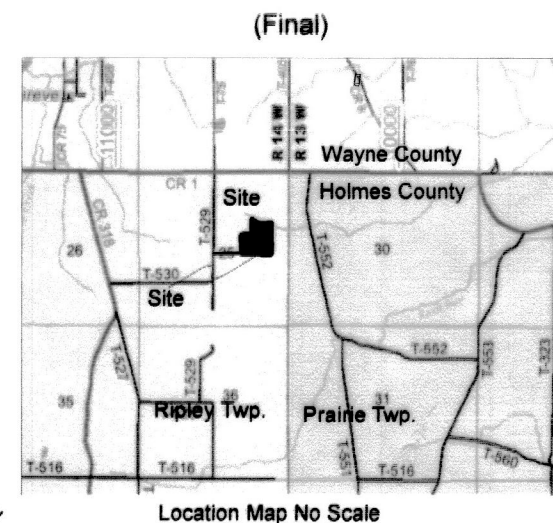
*Michael Nisly* 7/27/20  
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE



Centerline of Existing 50' Easement recorded in P.V. 2-356 having a distance of 1000.00' to be vacated. A new 50' access easement will be established using the same centerline as said plat with a distance of 995.89' to the west line of the new Lot 2.



Replat of  
 Moss Creek Subdivision (Plat Vol. 2 Page 356) Lot 1 and Additional Lands



MASTER PLAT: The Purpose of this Survey.

- Action 1) Vacate existing easement as shown on Plat Vol. 2 Page 356 and O.R. Vol. 143 Page 34.
- Action 2) Convey 17.852 acre from Robert P. Kauffman and Jeanette Kauffman to Carrie R. Elvey.
- Action 3) Convey new Easement.
- Action 4) Convey new Lot 2.

Mark D. Troyer  
 Leah M. Troyer  
 O.R. Vol. 260 Page 3371  
 PPN 2300301000

Lot 2  
 20.924 Acres  
 (17.852 acres)  
 to go to adjoiner  
 Robert P. Kauffman  
 Jeanette Kauffman  
 O.R. Vol. 197 Page 1853  
 PPN 2300220004

TRANSFER NOT NECESSARY  
 DATE July 2, 2021  
 AUDITOR Jackie McKee DT