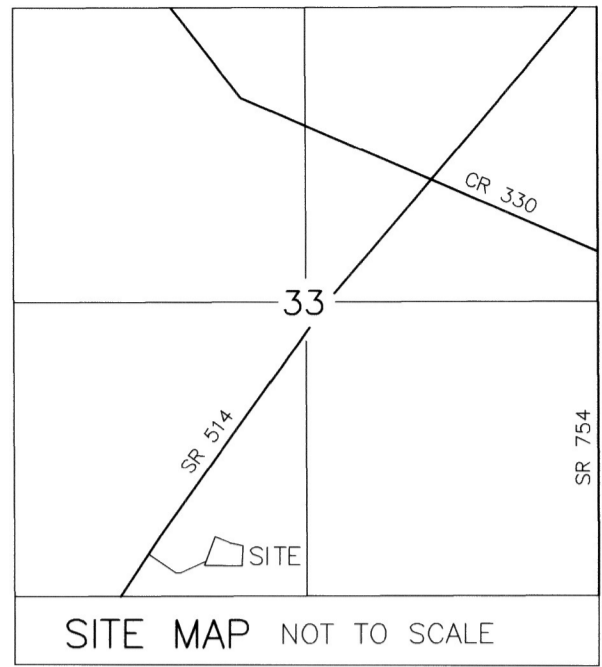


RIPLEY TOWNSHIP SUBDIVISION No. 5

(FINAL)

202100018492
 B: 19 P: 4544
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 11/05/2021 03:25 PM
 PLAT MED . 43.20
 PAGES: 1
 ORV 279 PG 2283
 ORV 279 PG 2286



OWNER:
 CURT MURRAY
 1040 CHURCH HILL COURT
 WOOSTER, OHIO 44691
 PHONE: 330-439-3614

SITE MAP NOT TO SCALE

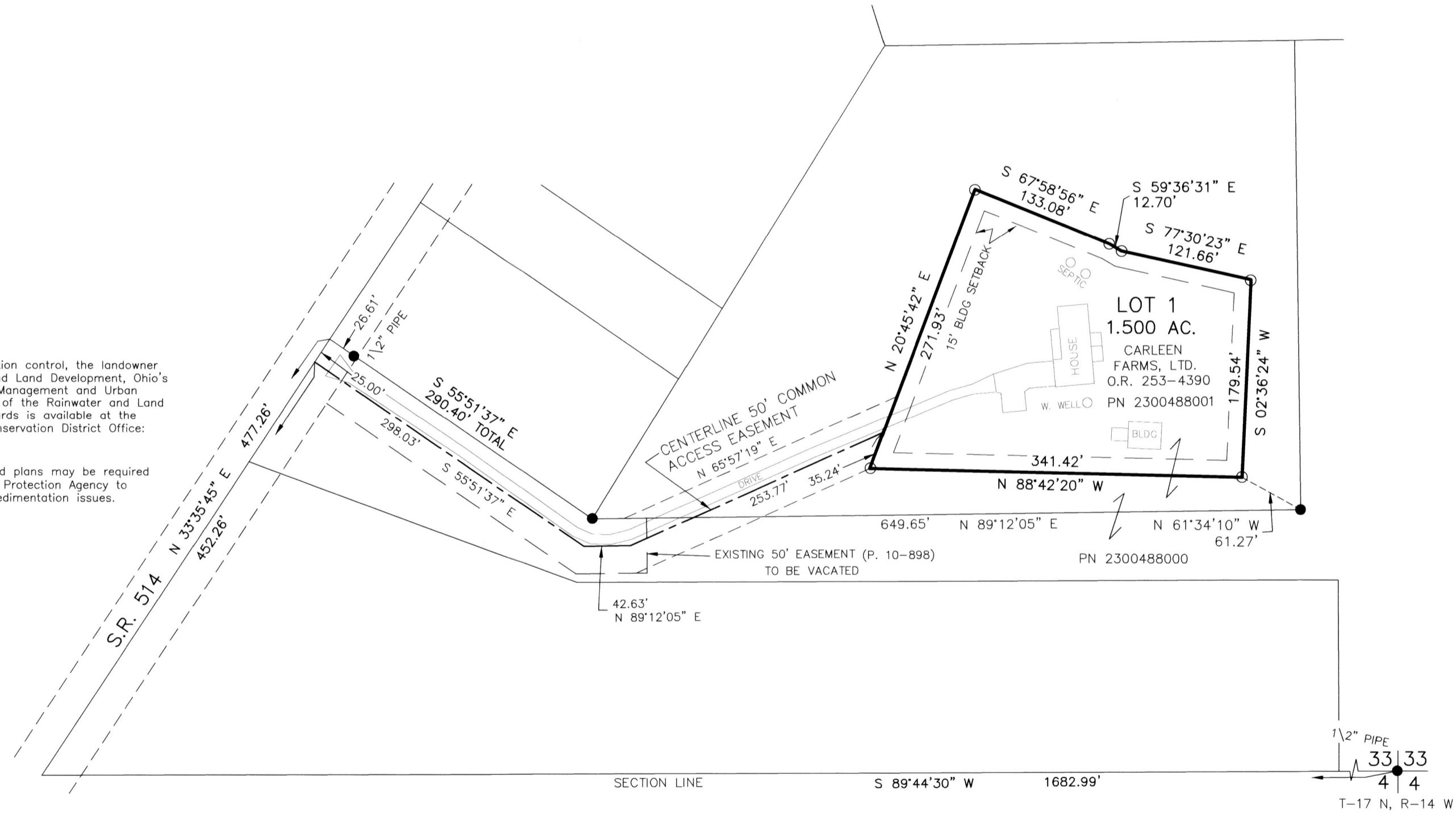
REFERENCES

O.R. VOL. 253 PAGE 4390
 PLAT VOL. 10 PAGE 898
 PLAT VOL. 19 PAGE 2629
 BASIS OF BEARINGS FROM
 OHIO STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, N.A.D. 83

MASTER PLAT
 THE PURPOSE OF THIS SURVEY

- ACTION 1) VACATE EXISTING 50' EASEMENT RECORDED IN PLAT VOL. 10 PAGE 898
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 1 AND EASEMENT

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.



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.

CURTIS W. MURRAY, JR., PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 14, 2021
 CARLEEN FARMS, LTD. DATE
 CURTIS W. MURRAY, JR. (OWNER)

CERTIFICATE OF A 50' COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1 and the owners of Carleen Farms, Ltd., their heirs and assigns, the shown 50' Common Access Easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

CURTIS W. MURRAY, JR., PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 14, 2021
 CARLEEN FARMS, LTD. DATE
 CURTIS W. MURRAY, JR. (OWNER)

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled RIPLEY TOWNSHIP SUBDIVISION No. 5 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.
 Michael E. Herr 9/16/2021
 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.
 [Signature] 9/16/2021
 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.
 [Signature] 9/16/2021
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
 [Signature] 9/16/2021
 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 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.
 Arnold Oliver 9/16/2021
 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 P.S. 6938 AUGUST 17, 2021
 Donald C. Baker DATE

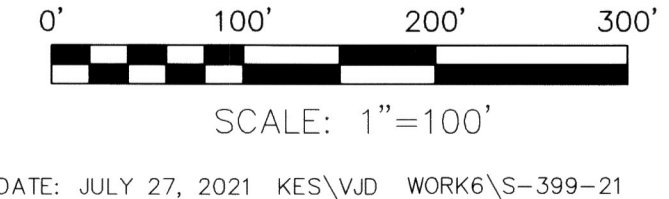
THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES

ACREAGE IN LOT	1.500 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	1.500 ACRES

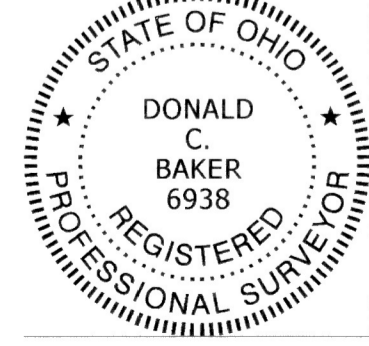
MAINTENANCE AGREEMENT
 THE OWNERS OF LOT 1 OF THE RIPLEY TOWNSHIP SUBDIVISION No. 5 AND THE OWNERS OF CARLEEN FARMS, LTD., THEIR HEIRS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

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

RIPLEY TOWNSHIP
 S.W. QTR. SECTION 33
 T-18 N; R-14 W
 HOLMES COUNTY, OHIO



- ▲ R.R. SPIKE FOUND
- 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 November 5, 2021
 AUDITOR Jackie McKee