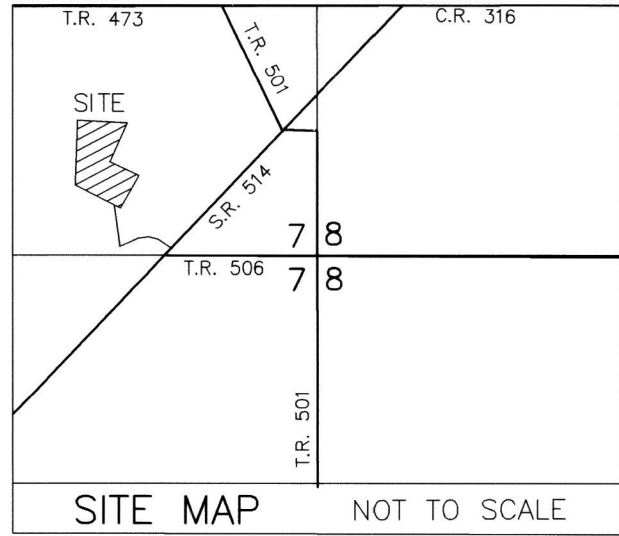


# RIPLEY TOWNSHIP SUBDIVISION No. 4

(FINAL)

AGENT:  
TOM LANG  
7301 S.R. 514  
BIG PRAIRIE, OHIO 44611  
PHONE: 330-763-0703

20220001841  
B: 19 P: 4678  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
04/21/2022 09:41 AM  
PLAT MED . 43.20  
PAGES: 1  
ORV 281 PG 1967  
ORV 281 PG 1969  
ORV 281 PG 1971



## MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) TRANSFER AND RECORD PLAT
- ACTION 2) CONVEY NEW LOT 1
- ACTION 3) CONVEY 0.341 ACRES TO ADJOINER
- ACTION 4) CONVEY 46.160 ACRES

### REFERENCES

O.R. VOL. 208 PAGE 549  
O.R. VOL. 248 PAGE 4108  
O.R. VOL. 248 PAGE 4411  
PLAT VOL. 16 PAGE 156  
PLAT VOL. 17 PAGE 80  
PLAT VOL. 19 PAGE 2472  
PLAT VOL. 19 PAGE 2466  
BASIS OF BEARINGS FROM  
PLAT VOL. 19 PAGE 2472

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED  
WITHOUT REPLATTING SAID LOTS.

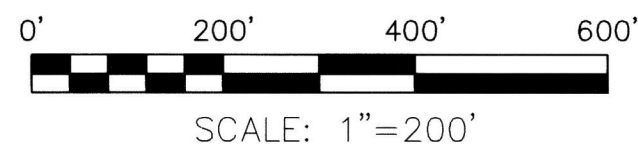
NOTE: BUILDING SETBACK LINES ARE 15'  
OFF SIDE AND REAR LINES

ACREAGE IN LOT	7.725 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	7.725 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.

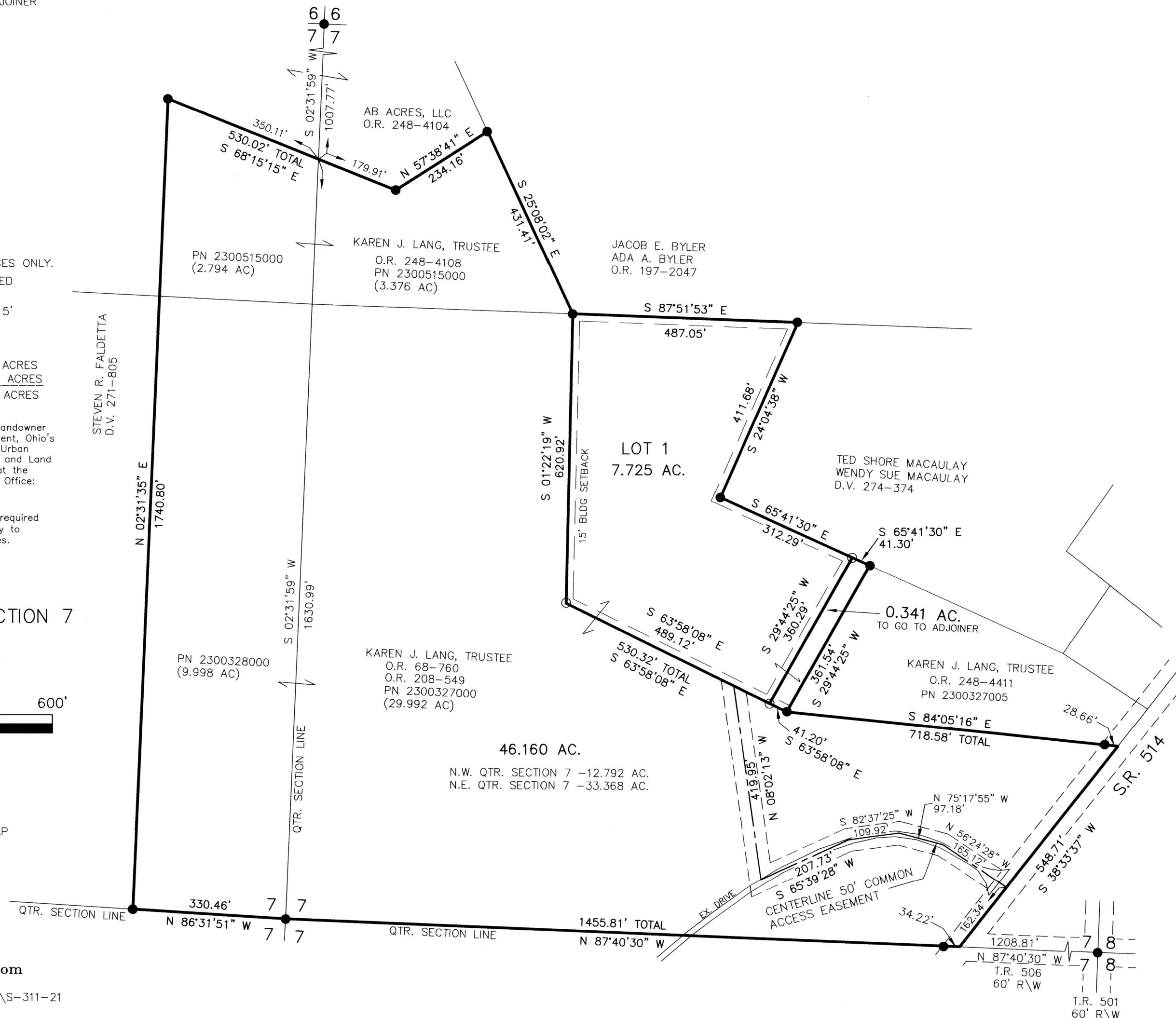
RIPLEY TOWNSHIP  
N.E. & N.W. QTRS. SECTION 7  
T-17 N; R-14 W  
HOLMES COUNTY, OHIO



- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"

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

DATE: JUNE 17, 2021 KES\BTB WORK6\S-311-21  
REVISED: JAN. 19, 2022



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.

KAREN J. LANG, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 22, 2022.

KAREN J. LANG, TRUSTEE DATE

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

KAREN J. LANG, TRUSTEE, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MARCH 22, 2022.

KAREN J. LANG, TRUSTEE DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled RIPLEY TOWNSHIP SUBDIVISION No. 4 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.

*Michelle E. Herr* 3/24/2022  
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.

*Michelle Wood* 3/24/2022  
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.

*Arnold Oliver* DATE  
Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.

*Tom Lang P.E. P.S.* 3/24/2022  
County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

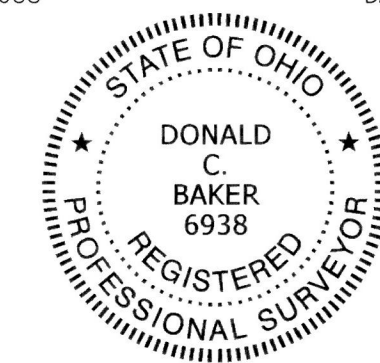
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

*Arnold Oliver* 3/24/2022  
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* FEBRUARY 25, 2022  
Donald C. Baker P.S. 6938 DATE



TRANSFER NOT NECESSARY  
DATE *April 21, 2022*  
AUDITOR *Jacobe McKee*