

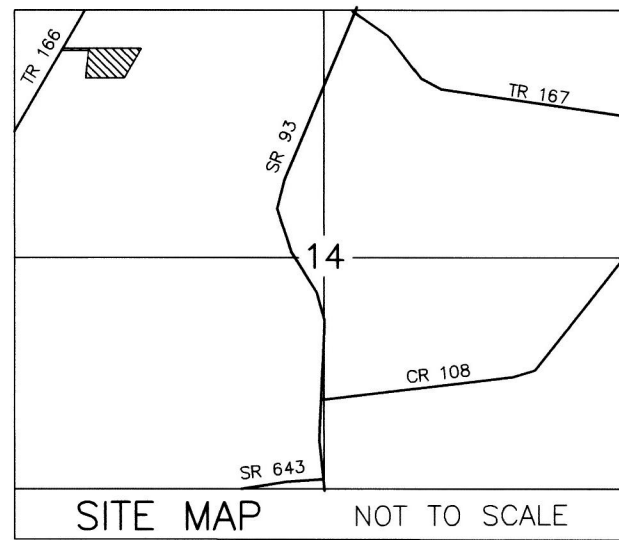
MABEE SUBDIVISION REPLAT No. 1

REPLAT OF MABEE SUBDIVISION (P. 19-266) LOT 1 AND ADDITIONAL LANDS

(FINAL)

20230001350
B: 19 P: 4965
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
04/05/2023 12:49 PM
PLAT MED . 43.20
PAGES: 1

ORV 285 PG 889
ORV 285 PG 892



AGENT:
FRED RABER
2944 T.R. 166
SUGARCREEK, OHIO 44681
PHONE: 330-893-2251

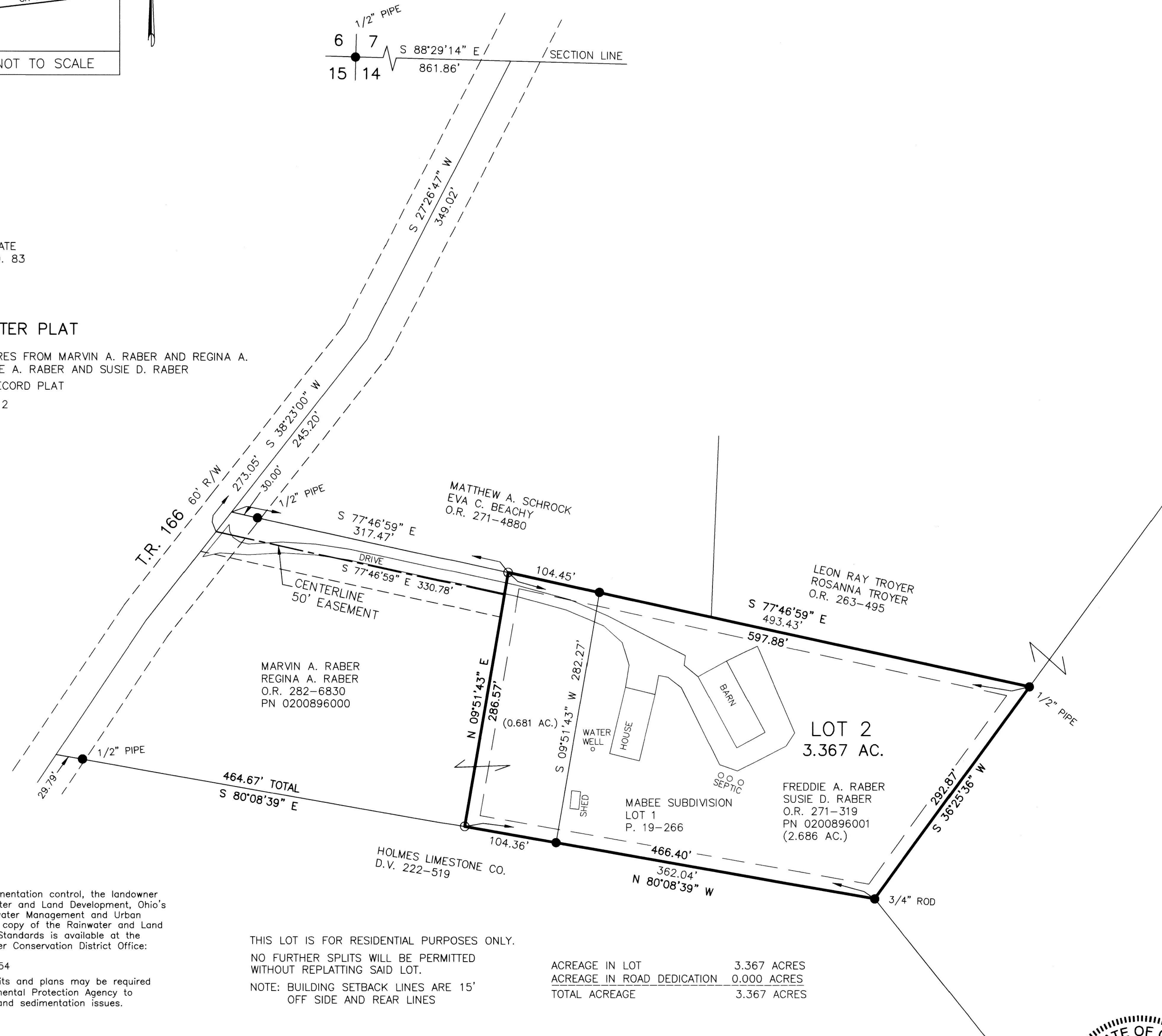
REFERENCES

DEED VOL. 243 PAGE 858
O.R. VOL. 271 PAGE 4880
O.R. VOL. 263 PAGE 495
O.R. VOL. 271 PAGE 319
PLAT VOL. 9 PAGE 179
PLAT VOL. 10 PAGE 274
PLAT VOL. 19 PAGE 266

BASIS OF BEARINGS FROM
OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, N.A.D. 83
(2011 ADJUSTMENT)

MASTER PLAT

- ACTION 1) CONVEY 0.681 ACRES FROM MARVIN A. RABER AND REGINA A. RABER TO FREDDIE A. RABER AND SUSIE D. RABER
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY NEW LOT 2



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.

FREDDIE A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 30, 2022.

FREDDIE A. RABER _____ DATE _____

SUSIE D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 30, 2022.

SUSIE D. RABER _____ DATE _____

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

MARVIN A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 30, 2022.

MARVIN A. RABER _____ DATE _____

REGINA A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 30, 2022.

REGINA A. RABER _____ DATE _____

FREDDIE A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 30, 2022.

FREDDIE A. RABER _____ DATE _____

SUSIE D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 30, 2022.

SUSIE D. RABER _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled MABEE 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 on any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Lorr 12/12/2022
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.

[Signature] 12/12/2022
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.

[Signature] _____ DATE _____
Chairman, County Commissioners

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 12/12/2022
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.

AO 12/12/2022
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.

[Signature] NOV. 2, 2022
Donald C. Baker P.S. 6938 _____ DATE _____

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.

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.

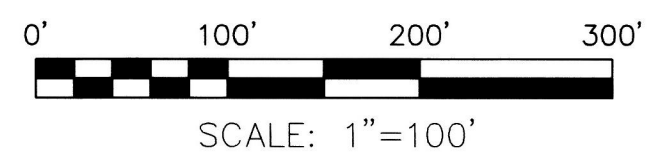
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOT.

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

| | |
|----------------------------|-------------|
| ACREAGE IN LOT | 3.367 ACRES |
| ACREAGE IN ROAD DEDICATION | 0.000 ACRES |
| TOTAL ACREAGE | 3.367 ACRES |

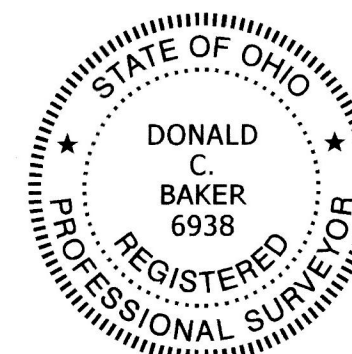
BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

CLARK TOWNSHIP
N.W. QTR. SECTION 14
T-8 N; R-4 W
HOLMES COUNTY, OHIO



DATE: SEPT. 26, 2022 FDB\KES WORK6\S-506-22\CNK

- 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 April 05, 2023
AUDITOR *[Signature]*