

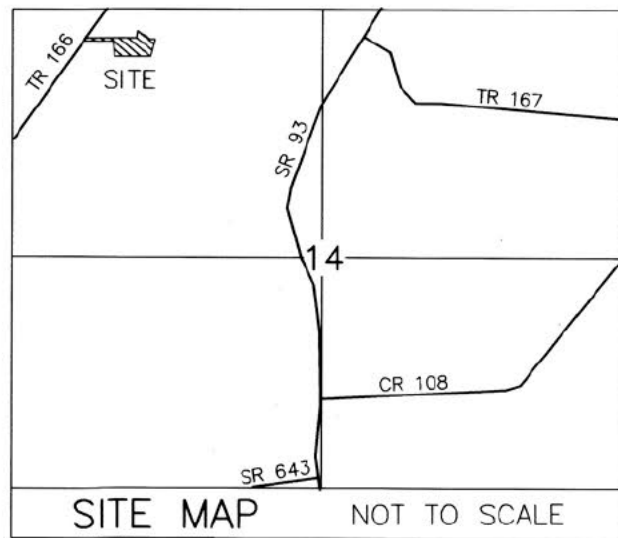
MABEE SUBDIVISION REPLAT No. 2

REPLAT OF

MABEE SUBDIVISION REPLAT No. 1 (P. 19-4965) LOT 2 AND ADDITIONAL LANDS

(FINAL)

20240004219
 B: 19 P: 5416
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 11/01/2024 03:24 PM
 PLAT MED . 43.20
 PAGES: 1
 ORV 290 Pg 2851
 ORV 290 Pg 2854



AGENT:
 FREDDIE RABER
 2944 T.R. 166
 SUGARCREEK, OHIO 44681
 PHONE: 330-852-2472

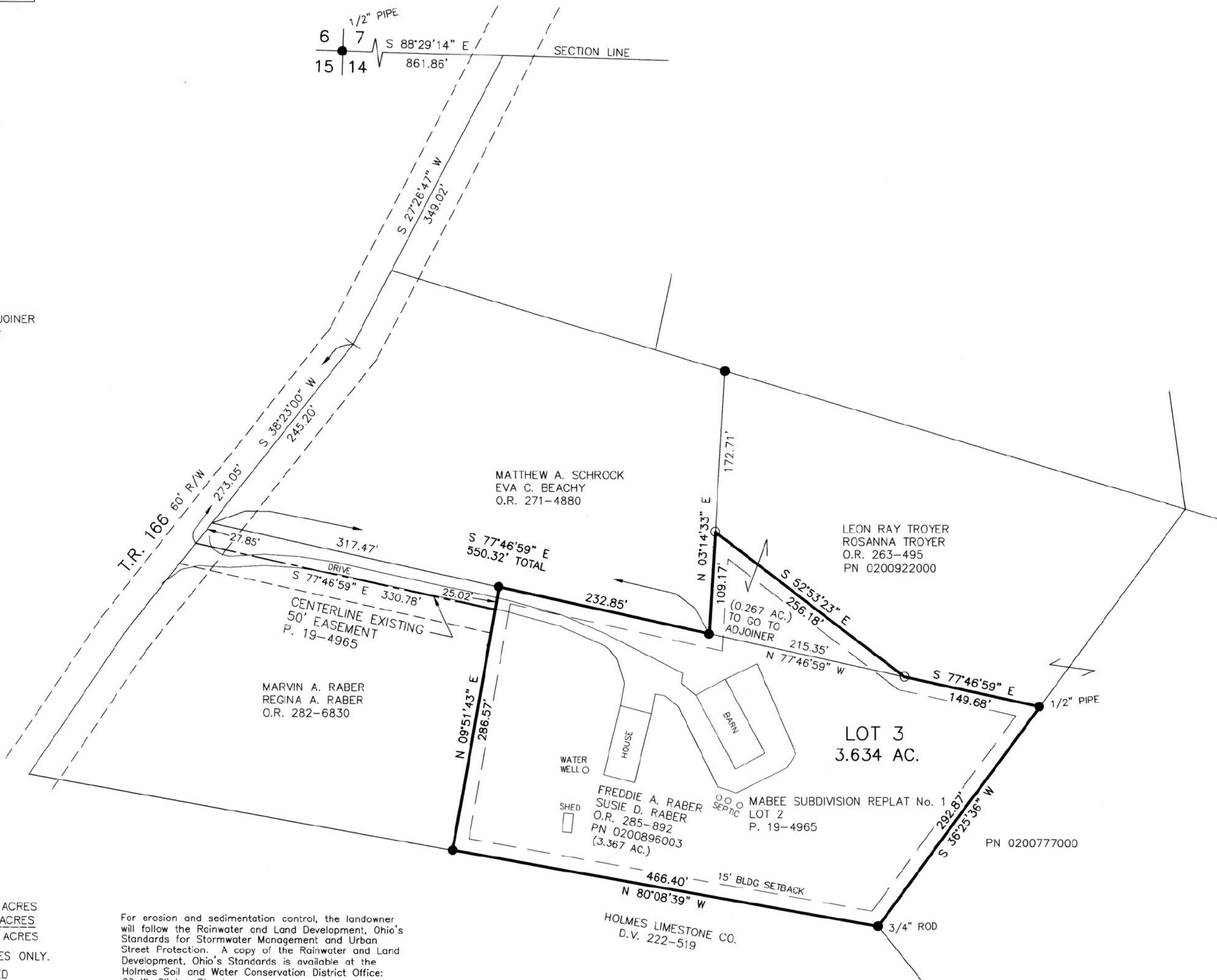
REFERENCES

- O.R. VOL. 271 PAGE 4880
- O.R. VOL. 263 PAGE 495
- O.R. VOL. 285 PAGE 892
- O.R. VOL. 282 PAGE 6830
- PLAT VOL. 9 PAGE 179
- PLAT VOL. 10 PAGE 274
- PLAT VOL. 19 PAGE 4965

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

MASTER PLAT

- ACTION 1) CONVEY 0.267 ACRES TO ADJOINER
- ACTION 2) TRANSFER AND RECORD PLAT
- ACTION 3) CONVEY LOT 3



TRANSFER NOT NECESSARY

DATE Nov. 1, 2024
 AUDITOR Clark M. Kurt

ACREAGE IN LOT 3.634 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 3.634 ACRES

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 AND
 30' OFF ROAD RIGHT OF WAY

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.

FREDDIE A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

FREDDIE A. RABER _____ DATE _____

SUSIE D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

SUSIE D. RABER _____ DATE _____

CERTIFICATE OF DEDICATION OF EASEMENT
 We, the undersigned, grant unto hereon shown Lot 3, 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 AUGUST 27, 2024.

MARVIN A. RABER _____ DATE _____

REGINA A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

REGINA A. RABER _____ DATE _____

FREDDIE A. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

FREDDIE A. RABER _____ DATE _____

SUSIE D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 27, 2024.

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. 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 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 8/30/2024
 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] 8/30/2024
 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.

David J. Hare 8/15/24
 Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 8/30/2024
 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 8/30/2024
 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 JULY 3, 2024
 Donald C. Baker P.S. 6938 _____ DATE _____

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

SCALE: 1"=100'
 DATE: APRIL 4, 2024 KES WORK6\S-154-24\CNK

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

