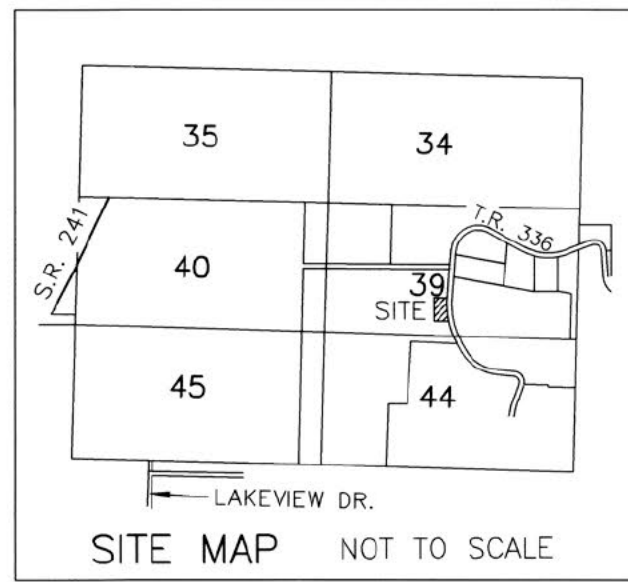


HIPP SUBDIVISION FIRST ADDITION

(FINAL)

20250000345

B: 19 P: 5479
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 01/29/2025 11:58 AM
 PLAT MED . 43.20
 PAGES: 1

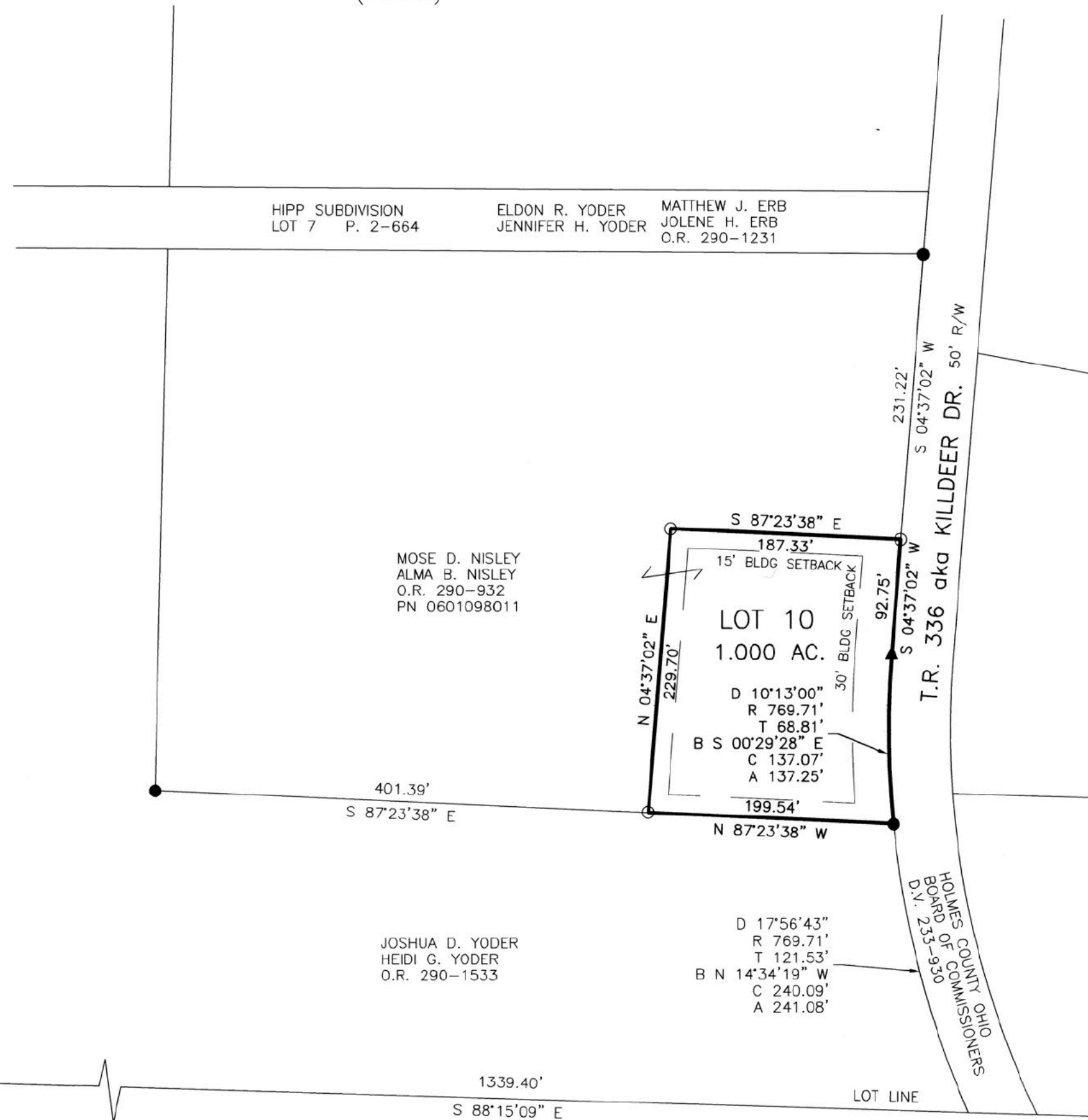


AGENT:
 MOSE NISLEY
 3396 T.R. 406
 MILLERSBURG, OH 44654
 PHONE: 330-763-4354

REFERENCES

O.R. VOL. 290 PAGE 392
 O.R. VOL. 290 PAGE 1533
 O.R. VOL. 290 PAGE 1231
 PLAT VOL. 2 PAGE 664

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



MOSE D. NISLEY
 ALMA B. NISLEY
 O.R. 290-932
 PN 0601098011

JOSHUA D. YODER
 HEIDI G. YODER
 O.R. 290-1533

D 17°56'43"
 R 769.71'
 T 121.53'
 B N 14°34'19" W
 C 240.09'
 A 241.08'

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.

MOSE D. NISLEY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 17, 2024.

MOSE D. NISLEY _____ DATE _____

ALMA B. NISLEY, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 17, 2024.

ALMA B. NISLEY _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled HIPP SUBDIVISION FIRST ADDITION 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. Herr 1/21/2025
 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] 1/21/2025
 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] 1/21/2025
 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 pvenoted 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 1/21/2025
 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. 25, 2024
 Donald C. Baker, P.S. 6938 _____ DATE _____

THIS LOT DOES NOT HAVE DEED RESTRICTIONS

ACREAGE IN LOT 1.000 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 1.000 ACRES

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

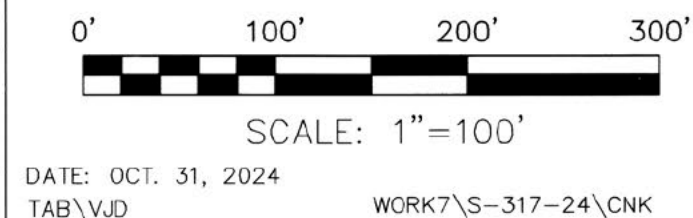
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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.

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

HARDY TOWNSHIP
 1ST QTR., LOT 39
 T-9 N; R-7 W
 HOLMES COUNTY, OHIO



- ▲ CONCRETE MON. 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 *January 29 2025*
 AUDITOR *Jacqie McKeep*