



RIPLEY TOWNSHIP SUBDIVISION No. 7

(FINAL)

AGENT:
JOHN HOSTETLER
8486 S. APPLECREEK RD.
FREDERICKSBURG, OHIO 44627
PHONE: 330-464-2553

202500003528
B: 19 P: 5635
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
09/10/2025 09:15 AM
PLAT MED . 43.20
PAGES: 1

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.

Delbert S. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on August 6, 2025

DELBERT S. MILLER DATE

Sylvia Jane Miller, pursuant to electronic signature verification by Holmes County Planning Commission on August 6, 2025

SYLVIA JANE MILLER DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Delbert S. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on August 6, 2025

DELBERT S. MILLER DATE

Sylvia Jane Miller, pursuant to electronic signature verification by Holmes County Planning Commission on August 6, 2025

SYLVIA JANE MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled RIPLEY TOWNSHIP SUBDIVISION No. 7 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.

8/12/2025
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.

8/12/2025
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.

9-25-25
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.

8/12/2025
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 provided 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 8/12/2025
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.

Donald C. Baker P.S. 6938 OCT. 2, 2024
DATE

TRANSFER NOT NECESSARY

DATE 9-10-25

AUDITOR Jackie McKee

REFERENCES

DEED VOL. 240 PAGE 287
O.R. VOL. 160 PAGE 317
PLAT VOL. 10 PAGE 45

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

ACKNOWLEDGEMENT OF ENCROACHMENT

We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

Delbert S. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on August 6, 2025

DELBERT S. MILLER DATE

Sylvia Jane Miller, pursuant to electronic signature verification by Holmes County Planning Commission on August 6, 2025

SYLVIA JANE MILLER DATE

ACREAGE IN LOTS 2.000 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.000 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.

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 & 2 OF THE RIPLEY TOWNSHIP SUBDIVISION No. 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID EASEMENT.



BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
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EMAIL: bakersurveying@gmail.com

RIPLEY TOWNSHIP
S.E. QTR. SECTION 3
T-17 N; R-14 W
HOLMES COUNTY, OHIO

0' 50' 100' 150'
SCALE: 1"=50'
DATE: AUG. 5, 2024 KES\SMS WORK6\S-392-24

▲ 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"