RIPLEY TOWNSHIP SUBDIVISION No. 7

N 89'56'41" E

326.00' TOTAL

15' BLDG SETBACK

LOT 2

D.V. 240-287

PN 2300783000

326.00' TOTAL

DRIVE

326.00' TOTAL

S 89'56'41" W

S 89°56'41"

SHED

MICHAEL MALLOW SHANNON MALLOW

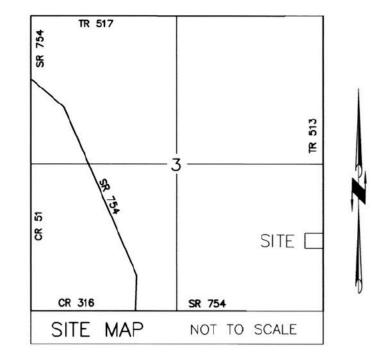
O.R. 266-4551

1.000 AC.

DELBERT S. MILLER

SYLVIA JANE MILLER

(FINAL)



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

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 herone 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

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

2.000 ACRES

SYLVIA JANE MILLER DATE

ACREAGE IN LOTS 2.000 ACRES ACREAGE IN ROAD DEDICATION 0.000 ACRES

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS. NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND

TOTAL ACREAGE

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

30' OFF ROAD RIGHT OF WAY

State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

MAINTENANCE AGREEMENT

ON SKIDS

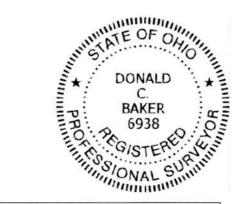
SHED

LOT 1

1.000 AC.

15' BLDG SETBACK

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.



19.68

14.68'-

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SEPTIC

-CENTERLINE 50'

EASEMENT

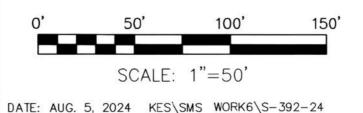
COMMON ACCESS

- 103.62

S 89'56'41" W

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

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



A R.R. SPIKE FOUND

5/8" REBAR FOUND UNLESS OTHERWISE NOTED

5/8" REBAR SET WITH I.D. CAP O I.D. CAP MARKED "BAKER 6938"

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

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

SYLVIA JANE MILLER

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

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 priwate water system and on-site sewage treatment system of any lot is dependent on a site specific evaluation to the start of any construction.

Herr Health Commissioner

DATE

8/12/2025

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.

CERTIFICATE OF APPROVAL OF PLAT

I heceby certify that I have approved the pla They was free PE PE 8/12/2025

County Engineer

DATE

CERTIFICATE OF APPROVAL FOR RECORDING 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 8/12/2025

Holmes County Planning Commission

DATE

CERTIFICATE OF ACCURACY 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.

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

TRANSFER NOT NECESSARY DATE 9-10-25
AUDITOR Joakie Makee