

RICHLAND TOWNSHIP SUBDIVISION No. 3

(FINAL)

20260001842

B: 19 P: 5815

FILED FOR RECORD IN

HOLMES COUNTY, OH

ANITA HALL, COUNTY RECORDER

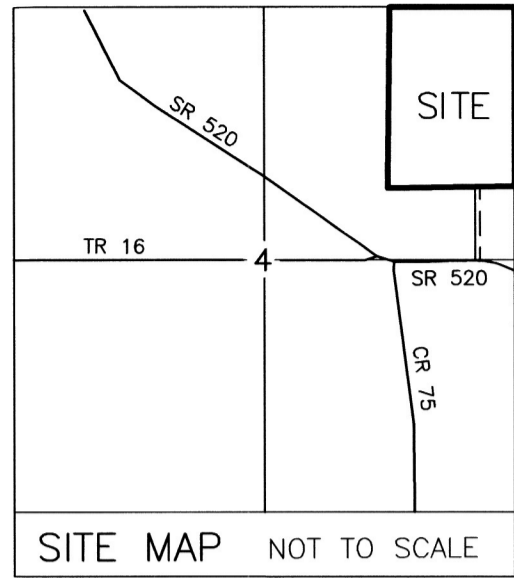
04/24/2026 02:55 PM

PLAT MED . 43.20

PAGES: 1

ORV 295 Pg 5782

ORV 295 Pg 5784



AGENT:
CRYSTAL HORN
KAUFMAN REALTY
163 EAST CLAY STREET, SUITE A
MILLERSBURG, OHIO 44654
PHONE: 330-231-7246

- MASTER PLAT
- 1) TRANSFER AND RECORD PLAT
 - 2) CONVEY LOT 1
 - 3) CONVEY 7.186 ACRE PARCEL

TRANSFER NOT NECESSARY

DATE April 24, 2026
AUDITOR Jackie M. Lee

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 1 OF THE RICHLAND TOWNSHIP SUBDIVISION No. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT

ACREAGE IN LOT 57.295 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 57.295 ACRES

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 AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

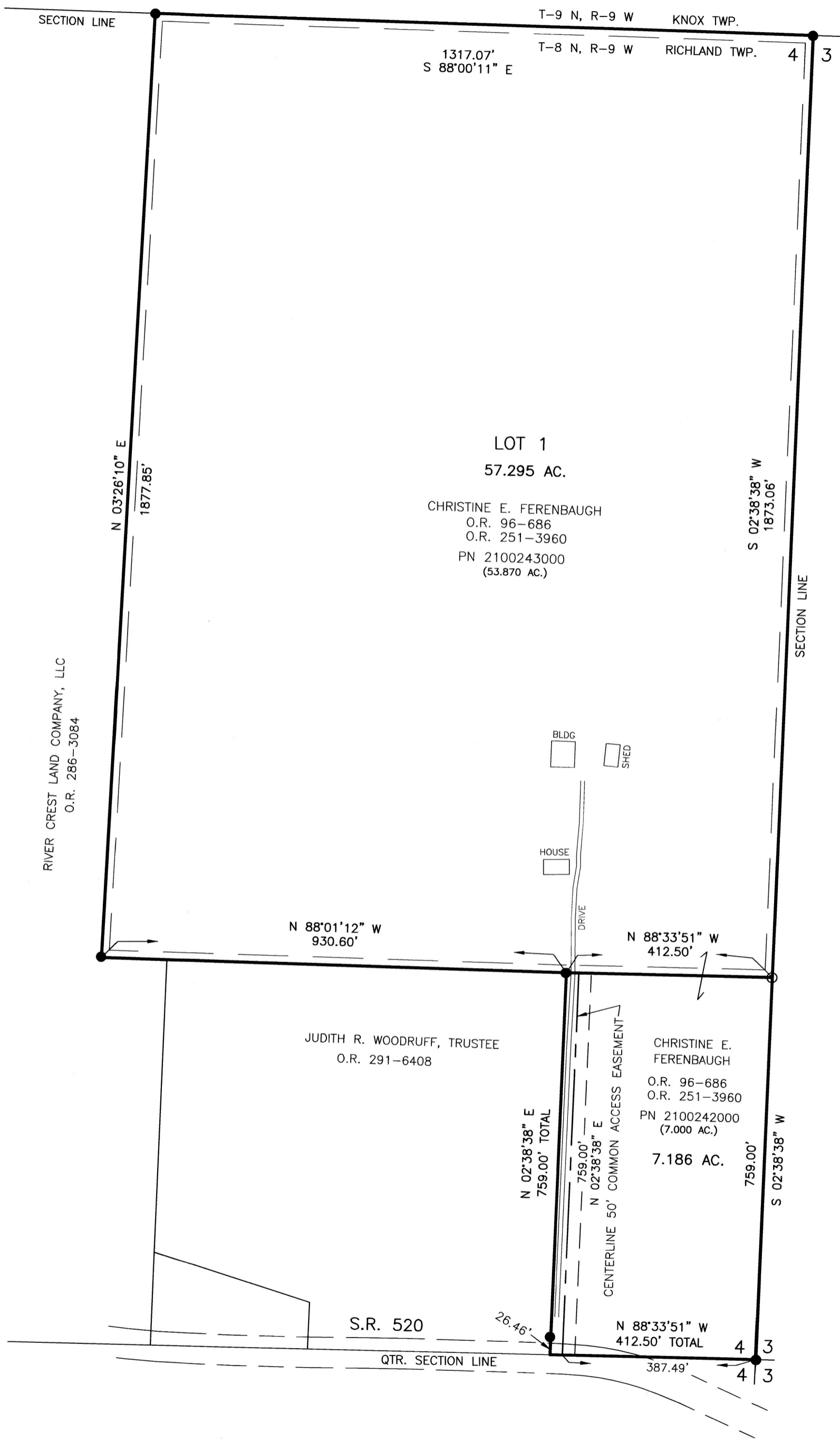
SCALE: 1"=200'

DATE: DECEMBER 29, 2025 TAB WORK7\S-624-25

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

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

RICHLAND TOWNSHIP
N.E. QTR. SECTION 4
T-8 N; R-9 W
HOLMES COUNTY, OHIO



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.

CHRISTINE E. FERENBAUGH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 23, 2026.

CHRISTINE E. FERENBAUGH _____ DATE _____

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASMENT
We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the shown 50' common access easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

CHRISTINE E. FERENBAUGH, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 23, 2026.

CHRISTINE E. FERENBAUGH _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled RICHLAND TOWNSHIP SUBDIVISION No. 3

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 for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Christine E. Ferenbaugh 2/26/2026
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] 2/26/2026
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.

Em Shove 3/9/2026
Chairman, County Commissioners _____ DATE _____

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 2/26/2026
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 2/26/2026
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 DEC. 29, 2025
Donald C. Baker P.S. 6938 _____ DATE _____

