

Ripley Township  
S.W. Qtr. Sec. 8  
T-17 N, R-14 W  
Holmes County, Ohio

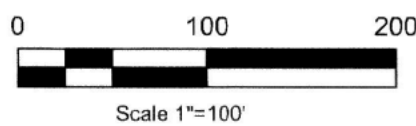
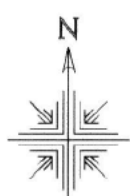
Agent: Joe Latham  
12840 T.R. 506  
Big Prairie, OH 44611  
Phone: 330-231-7995

REFERENCES:

Deeds as shown

Plat Vol. 19 Page 940  
Plat Vol. 14 Page 257  
Plat Vol. 16 Page 198  
Plat Vol. 14 Page 776

- 5/8" Rebar Found
- 5/8" Capped Pin Set "Galbraith-8703"
- Point



Area in Lot 6.556 Acres  
Area in Road Dedication 0.000 Acres  
Total Area in Allotment 6.556 Acres

TRANSFER NOT NECESSARY

DATE March 11, 2025  
AUDITOR Helie M. G. A.

NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Distances shown hereon are ground distances. To obtain grid distances multiply distances by scale factor of 0.99991209.

(2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".

(3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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.

(4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.

(5) Lot 1 is used for residential purposes

(6) No further splits will be permitted without replating said lot.

Owners Agreement

All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

Maintenance Agreement

The owners of Lot 1 of the Ripley Township Subdivision No. 8, shall be responsible for the the Maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.



CERTIFICATE OF ACCURACY

I certify this survey to be correct to the best of my knowledge.

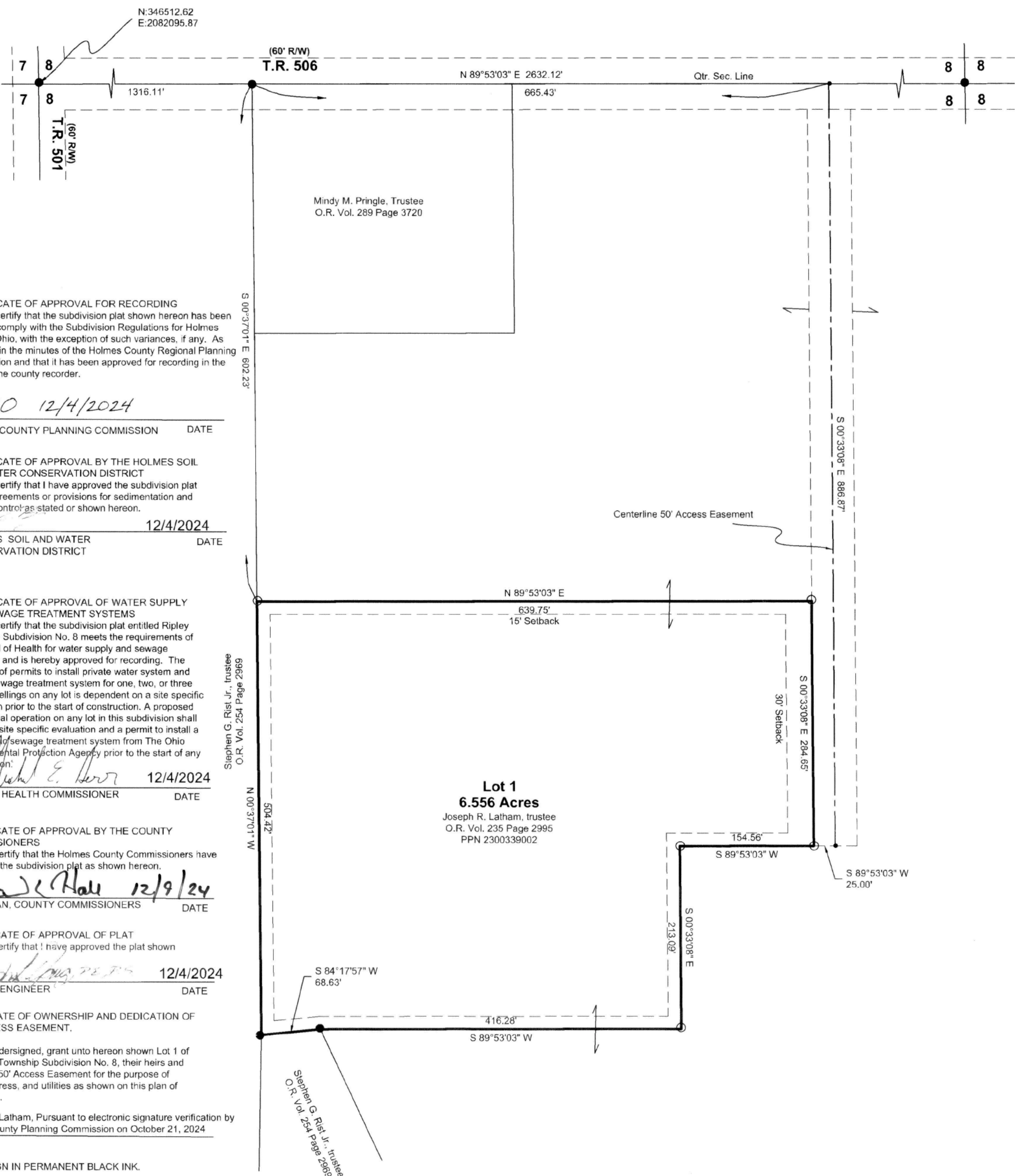
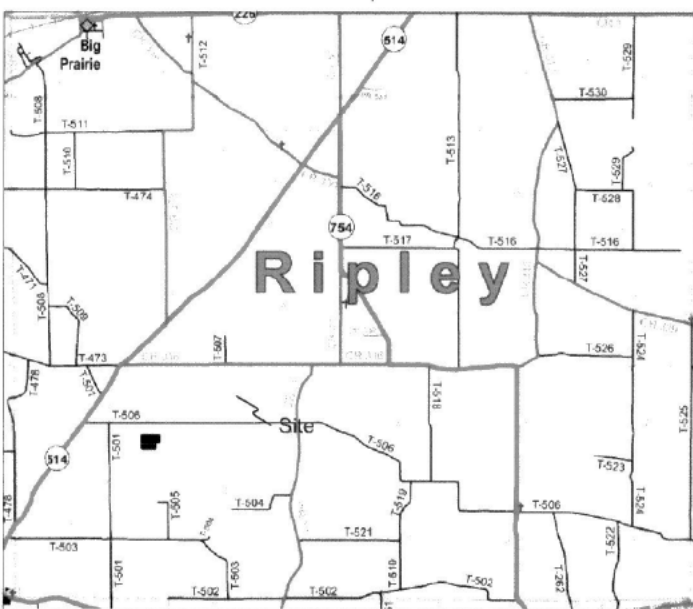
Caleb Jerome Galbraith P.S. 8703  
Date: September 3, 2024  
Job ID: 10424

Pioneer Surveying & Services, LLC.  
5434 Township Road 377  
Millersburg, Ohio 44654  
Phone: 330-231-0497  
Email: caleb@pioneersurveyingandservices.com

Ripley Township Subdivision No. 8

(Final)

Location Map No Scale



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 presented in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

AO 12/4/2024  
HOLMES COUNTY PLANNING COMMISSION 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.  
12/4/2024  
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled Ripley Township Subdivision No. 8 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 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.  
12/4/2024  
COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.  
12/9/24  
CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
12/4/2024  
COUNTY ENGINEER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 1 of the Ripley Township Subdivision No. 8, their heirs and assigns, a 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Joseph R. Latham, Pursuant to electronic signature verification by Holmes County Planning Commission on October 21, 2024

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION.  
We hereby 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 setback restriction lines.

Joseph R. Latham, Pursuant to electronic signature verification by Holmes County Planning Commission on October 21, 2024