202500002807 B: 19 P: 5604 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER 07/24/2024 11:32 AM PLAT MED . 43.20 PAGES: 1

ORV 292 Pg 6147 ORV 292 Pg 6149 ORV 292 Pg 6154

VILLAGE OF GLÉNMONT

SITE MAP NOT TO SCALE

REFERENCES

O.R. VOL. 223 PAGE 1215 PLAT VOL. 16 PAGE 265 PLAT VOL. 19 PAGE 5000 PLAT VOL. 15 PAGE 158 PLAT VOL. 16 PAGE 610

PLAT VOL. 16 PAGE 282

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

MASTER PLAT

ACTION 1) VACATE 50' EASEMENT (P. 16-282) ACTION 2) CONVEY 50' EASEMENT ACTION 3) TRANSFER AND RECORD PLAT
ACTION 4) CONVEY LOT 1-A AND LOT 1-B, 0.830 ACRE TRACT, 0.857 ACRE TRACT A,
0.857 ACRE TRACT B AND 12.109 ACRE TRACT

AGENT:

NOLAN MACKEY

KAUFMAN REALTY

163 E. JACKSON STREET MILLERSBURG OH 44654

PHONE: 330-231-0028

ACREAGE IN LOTS ACREAGE IN ROAD DEDICATION 0.000 ACRES TOTAL ACREAGE 45.845 ACRES

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

VILLAGE OF GLENMONT RICHLAND TOWNSHIP S.E. QTR. SECTION 1 T-8 N; R-9 W

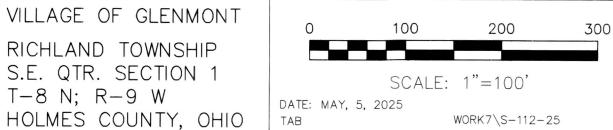
Millersburg, Ohio 44654

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban

State regulated permits and plans may be required by the Ohio Environmental Protection Agency to

address stormwater and sedimentation issues.

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



STONE FOUND 5/8" REBAR FOUND UNLESS OTHERWISE NOTED O 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

(FINAL) N 84°21'06" E 454.08' 439.04' KILLBUCK ROAD S.R. 520 142.73 N 83'29'43" E D.V. 280-235 O.R. 223-1215 50.13' TOTAL ANDY C. MORRIS, JR. O.R. 262-3337 TRACT A 0.857 AC PN 2200136009 CENTERLINE 30' — ACCESS EASEMENT 12.109 AC. PN 2200136011 PN 2200136007 S 87°09'54" E S 87'09'54" F 170.15' 142.92' THOMAS T. WILLIAMS ANDY C. (AKA ANDY CHARLES) MORRIS, JR. BRITTANY A. WILLIAMS O.R. 280–2739 S 44°40'17" E D.V. 275-945 O.R. 223-1215 D.V. 282-119 O.R. 223-1215 PN 2200136011 PN 2200136009 - CENTERLINE EXISTING 50' EASEMENT 0.163 AC. P. 16-282 TO BE VACATED N 87'09'54" W TRACT B 0.857 AC. PN 2200136010 1.640 AC. PN 2200136010 0.163 AC. PN 2200136007 - NOTE: LOT 1-A IS ALWAYS TO BE CONVEYED WITH LOT 1-B CENTERLINE 50' EASEMENT _____ D 4'20'41" R 2867.32' T 108.76' B N 75°55'09" W C 217.37' A 217.42' THE BOARD OF COMMISSIONERS OF THE HOLMES

PN 2200186000 O.R. 191-1347 D 4°50'35" T 117.07' B S 75°40'12" E C 233.93' A 234.00' NOTE: LOT 1-B IS ALWAYS TO BE CONVEYED WITH LOT 1-A LOT 1-B 44.205 AC. PN 2100578000 ANDY C. (AKA ANDY CHARLES) MORRIS, JR. D.V. 275-945 O.R. 223-1215 SECTION LINE

N 87'32'15" W

RICHLAND TOWNSHIP SUBDIVISION No. 2

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.

S 02°35'39" W

637.48'

ZACHARY L. MORRIS, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 11, 2025. ZACHARY L. MORRIS DATE ADMINISTRATOR OF THE ESTATE OF ANDY C. (aka ANDY CHARLES) MORRIS, JR.

CERTIFICATE OF DEDICATION OF EASEMENT We, the undersigned, grant unto hereon shown Lots 1—A and 1-B, their heirs and assigns, the 50' easement for the purposes of ingress and egress as shown on this plan

THE BOARD OF COMMISSIONERS OF THE HOLMES COUNTY PARK DISTRICT

of subdivision.

ASHLEY VAUGHN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION BY: ON JUNE 11, 2025. DATE ASHLEY VAUGHN, ITS CHAIRPERSON

CERTIFICATE OF DEDICATION OF 30' EASEMENT We, the undersigned, grant unto hereon shown 0.857 acre Tract B, their heirs and assigns, the 30' easement for the purposes of ingress and egress as shown on this plan of

ZACHARY L. MORRIS, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JUNE 11, 2025.

ZACHARY L. MORRIS ADMINISTRATOR OF THE ESTATE OF ANDY C. (aka ANDY CHARLES) MORRIS, JR. CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled RICHLAND TOWNSHIP SUBDIVISION No. 2 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.

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.
7/11/2025 Holmes Soil and Water Conservation District

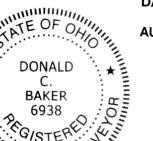
CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

CERTIFICATE OF APPROVAL OF PLAT I hereby certify that I have approved the plat shown hereon. Mychal Jug, P.E. P.S. 7/11/2025

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 7/11/2025
Holmes County Planning Commission DATE

TRANSFER NOT NECESSARY

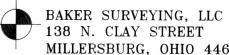


DATE 7-24-25 AUDITOR Jackie Makee VA

MAY 29, 2025

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



MILLERSBURG, OHIO 44654 PH. 330-674-4788 EMAIL: bakersurveying@gmail.com