

Hardy Township
2nd Qtr. Lots 38 & 39
T-9 N; R-7 W
Monroe Township
1st Qtr. Lots 7 & 34
T-9 N; R-8 W
Prairie Township
S.E. Qtr. Sec. 18
T-13 N; R-13 W
Holmes County, Ohio

SURVEYED FOR: Nowels Family

REFERENCES:
Deed as shown

Plat Vol. 19 Page 5638

NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). All distances shown hereon are ground distances. To obtain grid distance multiply the distances by a scale factor of 0.999927636.

(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, Lot 1A, Lot 2, and Lot 3 are used for residential or commercial purposes.

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

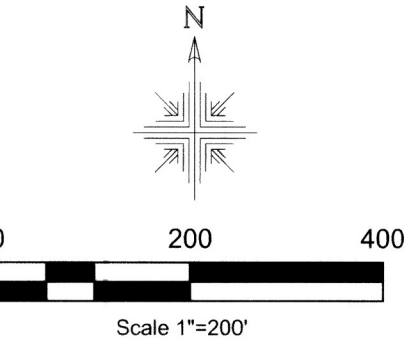
MASTER PLAT The purpose of this survey:

Action 1) Vacate Existing 50' Easement from (Plat Vol. 12 Page 193), Existing Easements from (O.R. Vol. 293 Page 2493 and 2497, Plat Vol. 19 Page 5638).

Action 2) Transfer and record Plat.

Action 3) Convey all parcels.

Agent: Russ Nowels
7952 Luminary Lane
Fountain, Co 80817
Phone: 914-382-4210

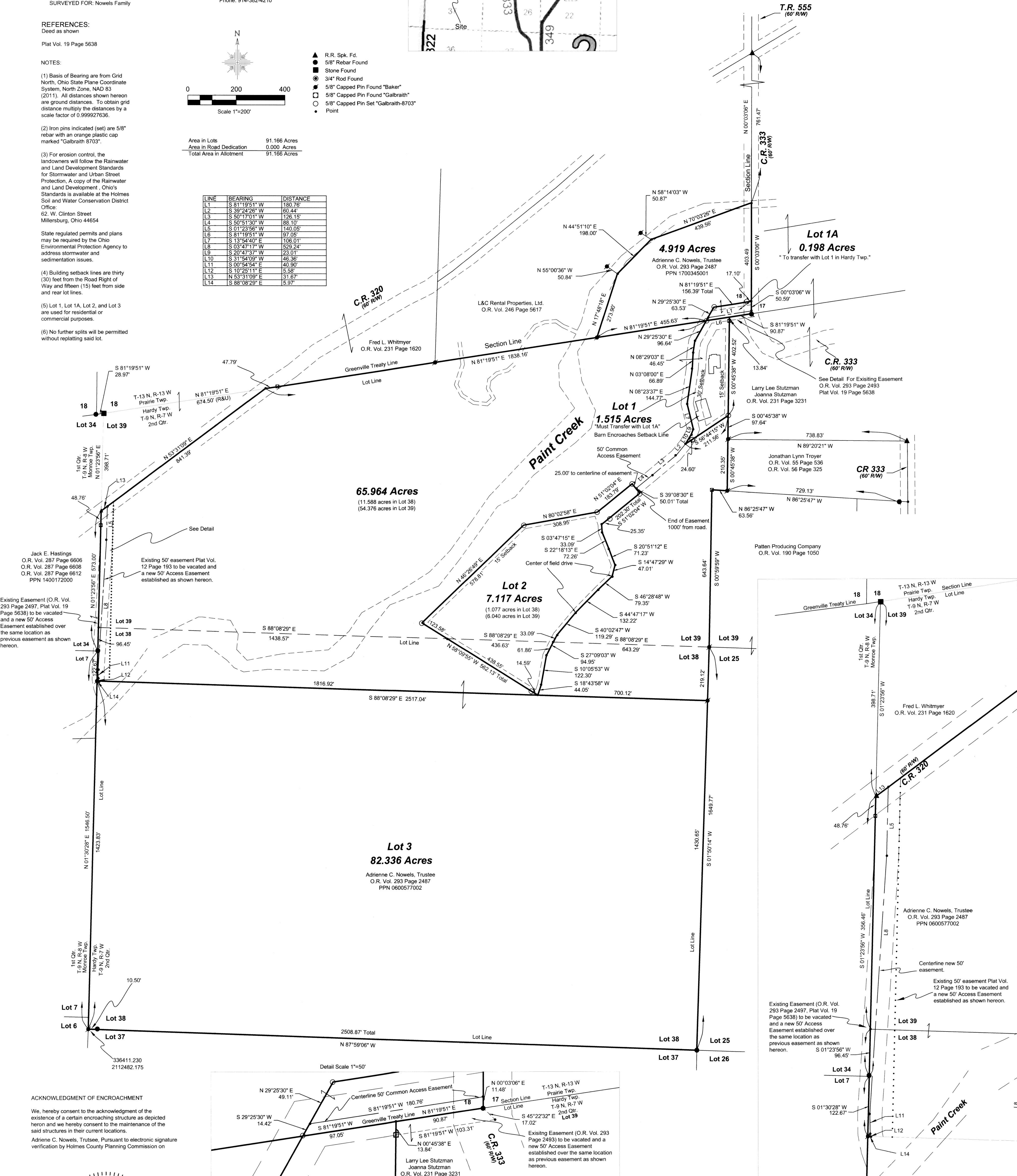
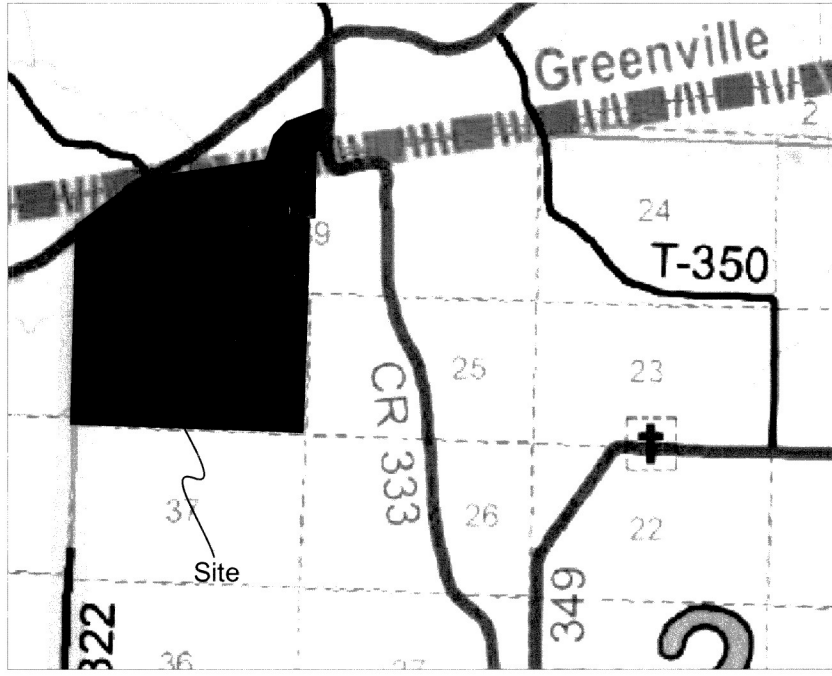


Area in Lots 91.166 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 91.166 Acres

LINE	BEARING	DISTANCE
L1	S 81°19'51" W	180.76'
L2	S 39°24'26" W	66.44'
L3	S 50°17'01" W	126.15'
L4	S 50°51'30" W	88.10'
L5	S 01°23'36" W	140.05'
L6	S 81°19'51" W	97.05'
L7	S 13°54'40" E	106.01'
L8	S 03°47'17" W	329.24'
L9	S 20°47'37" W	23.01'
L10	S 31°54'09" W	46.36'
L11	S 00°54'54" E	40.90'
L12	S 10°25'11" E	5.58'
L13	N 53°31'09" E	31.67'
L14	S 88°08'29" E	5.97'

Fiddler's Green Subdivision

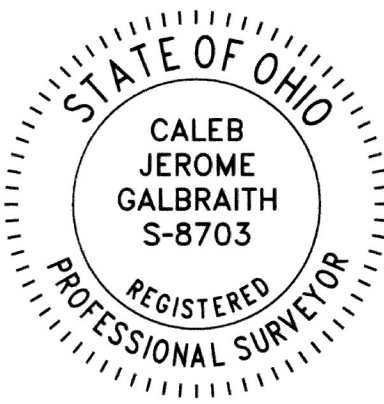
(Final)



ACKNOWLEDGMENT OF ENCROACHMENT

We, hereby consent to the acknowledgment of the existence of a certain encroaching structure as depicted hereon and we hereby consent to the maintenance of the said structures in their current locations.

Adrienne C. Nowels, Trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on



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

Caleb Jerome Galbraith
P.S. 8703
Date: Feb 18, 2026
Job ID: 4026

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

PIONEER

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.

Adrienne C. Nowels, Trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on 4/30/26.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 1, Lot 1A, Lot 2, and Lot 3 of Fiddler's Green Subdivision, their heirs and assigns, a 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Adrienne C. Nowels, Trustee, Pursuant to electronic signature verification by Holmes County Planning Commission on 4/30/26.

Larry Lee Stutzman, Pursuant to electronic signature verification by Holmes County Planning Commission on 4/30/26.

Joanna Stutzman, Pursuant to electronic signature verification by Holmes County Planning Commission on 4/30/26.

Jack E. Hastings, Pursuant to electronic signature verification by Holmes County Planning Commission on 4/30/26.

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 5/14/2026

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.

5/14/2026

HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF PLAT

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

5/14/2026

DATE

AUDITOR: Jackie McKee

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Fiddler's Green Subdivision 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.

5/14/2026

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.

5/18/26

CHAIRMAN, COUNTY COMMISSIONERS DATE