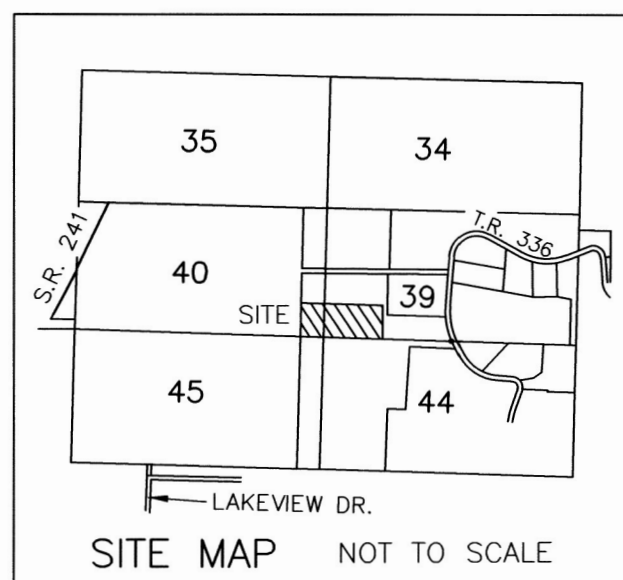




HIPP SUBDIVISION THIRD ADDITION (FINAL)

AGENT:
JOSH ERB
6659 S.R. 241
MILLERSBURG, OH 44654
PHONE: 330-621-2675

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

REFERENCES

O.R. VOL. 290 PAGE 1533
O.R. VOL. 290 PAGE 932
O.R. VOL. 291 PAGE 1909
O.R. VOL. 290 PAGE 1231
O.R. VOL. 290 PAGE 928
DEED VOL. 233 PAGE 930

PLAT VOL. 19 PAGE 5479
PLAT VOL. 2 PAGE 192
PLAT VOL. 2 PAGE 664

MASTER PLAT

- 1) TRANSFER AND RECORD PLAT
- 2) CONVEY LOT 17
- 3) CONVEY 10.740 AC. PARCEL

ELDON R. YODER
JENNIFER H. YODER
MATTHEW J. ERB
JOLENE H. ERB
O.R. 290-1231

THIS LOT IS FOR RESIDENTIAL AND
COMMERCIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED
WITHOUT REPLATING SAID LOT.

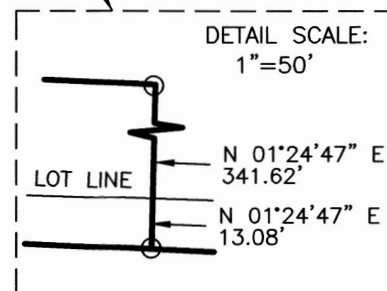
NOTE: BUILDING SETBACK LINES ARE 15'
OFF SIDE AND REAR LINES AND
30' OFF ROAD RIGHT OF WAY

ACREAGE IN LOT 7.000 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 7.000 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.

CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°56'43"	769.71'	121.53'	S 14°34'19" E	240.09'	241.08'
C2	1°59'35"	769.71'	13.39'	S 24°32'28" E	26.77'	26.77'



DATE: JULY 14, 2026
GRB WORK7\S-26-553

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.

JOSHUA D. YODER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON SEPTEMBER 14, 2026.

JOSHUA D. YODER DATE

HEIDI G. YODER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON SEPTEMBER 14, 2026.

HEIDI G. YODER DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lot 17,
their heirs and assigns, the 50' easement for the purposes
of ingress, egress and utilities as shown on this plan
of subdivision.

JOSHUA D. YODER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON SEPTEMBER 14, 2026.

JOSHUA D. YODER DATE

HEIDI G. YODER, PURSUANT TO ELECTRONIC
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
COMMISSION ON SEPTEMBER 14, 2026.

HEIDI G. YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled
HIPP SUBDIVISION THIRD ADDITION
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.

Michael E. Herr 9/17/2026
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.

Don C. Baker 9/17/2026
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.

Don C. Baker 9/20/26
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Donald C. Baker, P.E., P.S. 9/17/2026
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.

A O 9/17/2026
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 JULY 14, 2026
Donald C. Baker, P.S. 6938 DATE

TRANSFER NOT NECESSARY

DATE 10/19/26

AUDITOR *Jackie McKeay*

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

HARDY TOWNSHIP
1ST. QTR., LOT 39, 40, & 44
T-9 N; R-7 W
HOLMES COUNTY, OHIO