

RABBIT RUN SUBDIVISION FIRST ADDITION

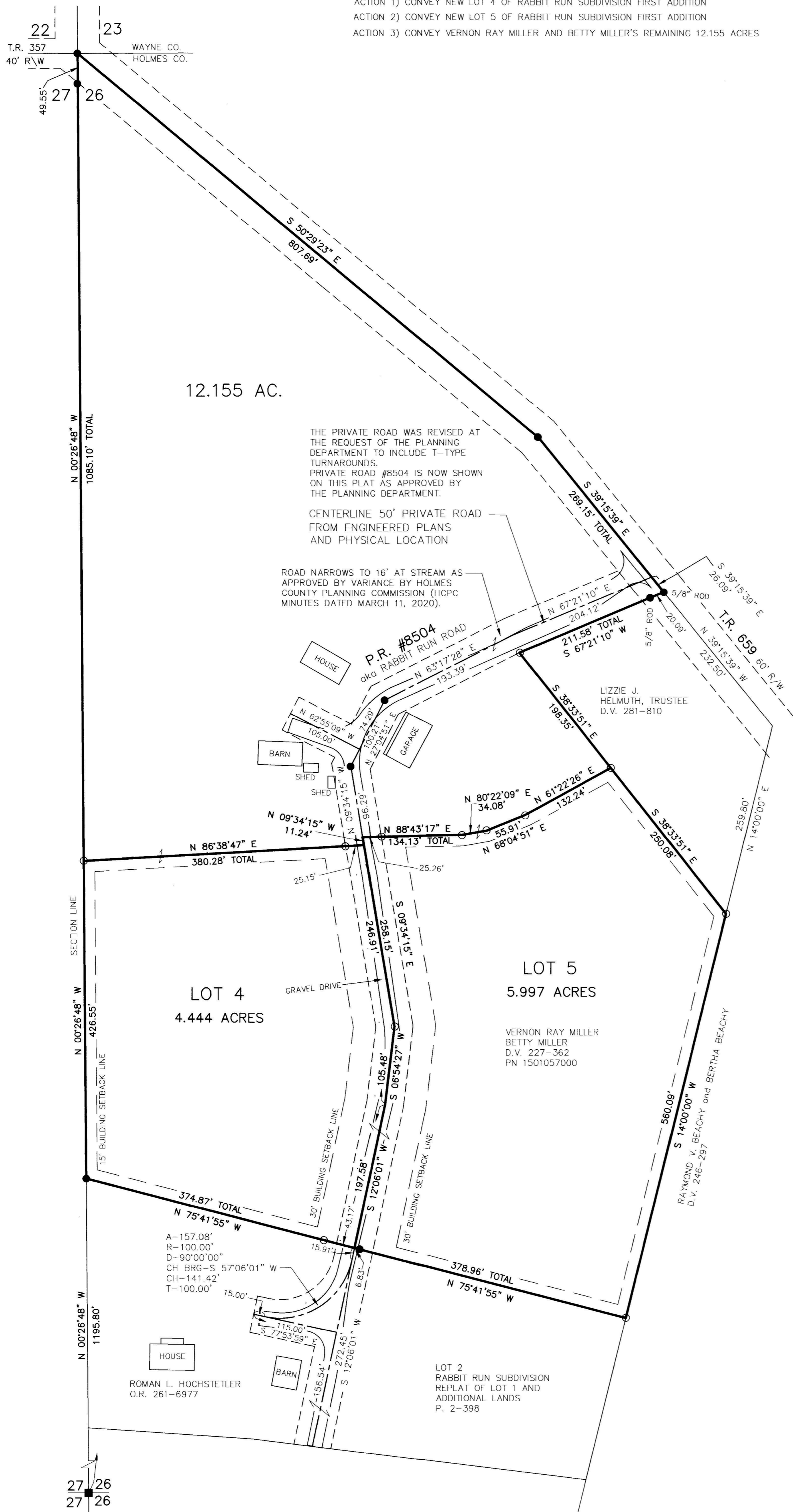
(FINAL)

AGENT:
VERNON RAY MILLER
9489 T.R. 659
DUNDEE, OHIO 44624
PHONE: 330-464-4958

MASTER PLAT

PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY NEW LOT 4 OF RABBIT RUN SUBDIVISION FIRST ADDITION
- ACTION 2) CONVEY NEW LOT 5 OF RABBIT RUN SUBDIVISION FIRST ADDITION
- ACTION 3) CONVEY VERNON RAY MILLER AND BETTY MILLER'S REMAINING 12.155 ACRES



20200011607
 B: 2 P: 608
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HULL, COUNTY RECORDER
 11/03/2020 10:52 AM
 PLAT PAGE: 1 OF 40
 PAGES: 1

DRY 274 P 3376
 DRY 274 P 3399
 DRY 274 P 3382

TRANSFER NOT NECESSARY
 DATE Nov. 3, 2020
 AUDITOR Jackie McLeod

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.
 VERNON RAY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 2, 2020.
 BETTY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 2, 2020.
 CERTIFICATE OF DEDICATION OF PRIVATE ROAD
 We, the undersigned, grant unto hereon shown Lots 4 & 5, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.
 VERNON RAY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 2, 2020.
 BETTY MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 2, 2020.
 ROMAN L. HOCHSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON SEPTEMBER 2, 2020.
 CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled RABBIT RUN SUBDIVISION FIRST 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 this lot is dependent on a site specific evaluation system and any construction.
 Health Commissioner Michael E. Hoover 9-3-2020
 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.
 Holmes Soil and Water Conservation District [Signature] 9-3-2020
 CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
 Chairman, County Commissioners [Signature] DATE
 CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
 County Engineer [Signature] 9-3-2020
 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 Planning Commission and that it has been approved for recording in the office of the County Recorder.
 Recorder Arnold Oliver 9-3-2020
 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.
 Surveyor Donald C. Baker AUGUST 26, 2020
 DONALD C. BAKER DATE

REFERENCES
 DEED VOL. 277 PAGE 362
 DEED VOL. 246 PAGE 297
 PLAT VOL. 14 PAGE 461
 PLAT VOL. 2 PAGE 398
 BEARINGS FROM PLAT VOL. 2 PAGE 398

MAINTENANCE AGREEMENT
 THE OWNERS OF LOTS 2 & 3 OF RABBIT RUN SUBDIVISION REPLAT OF LOT 1 AND ADDITIONAL LANDS AND LOTS 4 & 5 OF RABBIT RUN SUBDIVISION FIRST ADDITION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN PRIVATE ROAD #8504 A 50' PRIVATE ROAD. THE COST SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

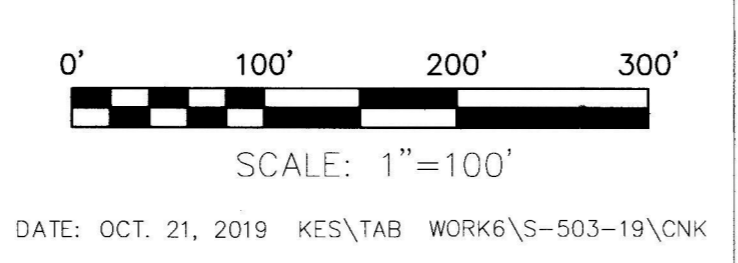
ACREAGE IN LOTS 10.441 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 10.441 ACRES

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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.

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 FAX 330-674-6027

PAINT TOWNSHIP
 N.W. QTR. SECTION 26
 T-15 N; R-11 W
 HOLMES COUNTY, OHIO



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

