

# HIPP SUBDIVISION (FINAL)

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.

NANCY A. HUMMEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 6, 2024.

HIPP LIMITED PARTNERSHIP  
 NANCY A. HUMMEL, It's President

**CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT**

We, the undersigned, grant unto hereon shown Lots 6, 7, 8-A, 8-B & 9 their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

NANCY A. HUMMEL, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 6, 2024.

HIPP LIMITED PARTNERSHIP  
 NANCY A. HUMMEL, It's President

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**

I hereby certify that the subdivision plat entitled HIPP 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 a private water system and on-site sewage treatment system of any lot is dependent on a site specific evaluation prior to the start of any construction.

9/17/2024  
 Health Commissioner

**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.

9/17/2024  
 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.

9/17/24  
 Chairman, County Commissioners

**CERTIFICATE OF APPROVAL OF PLAT**

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

9/17/2024  
 County Engineer

**CERTIFICATE OF APPROVAL FOR RECORDING**

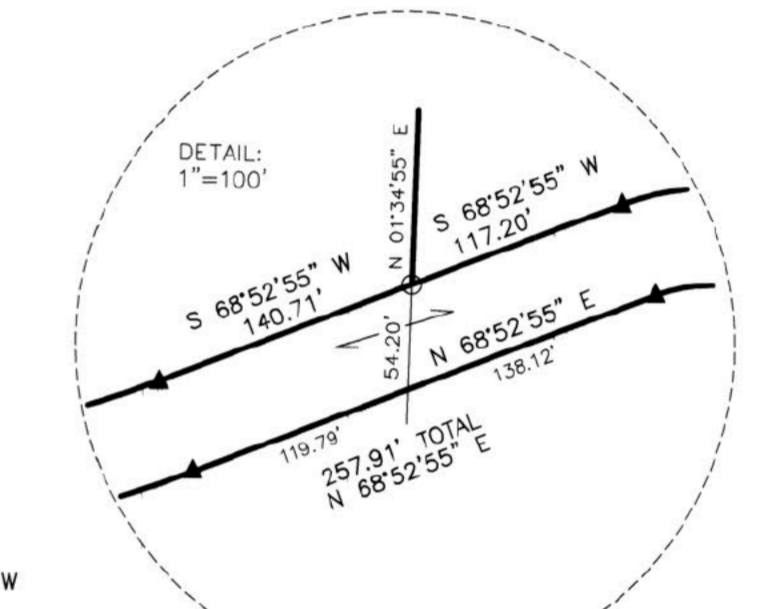
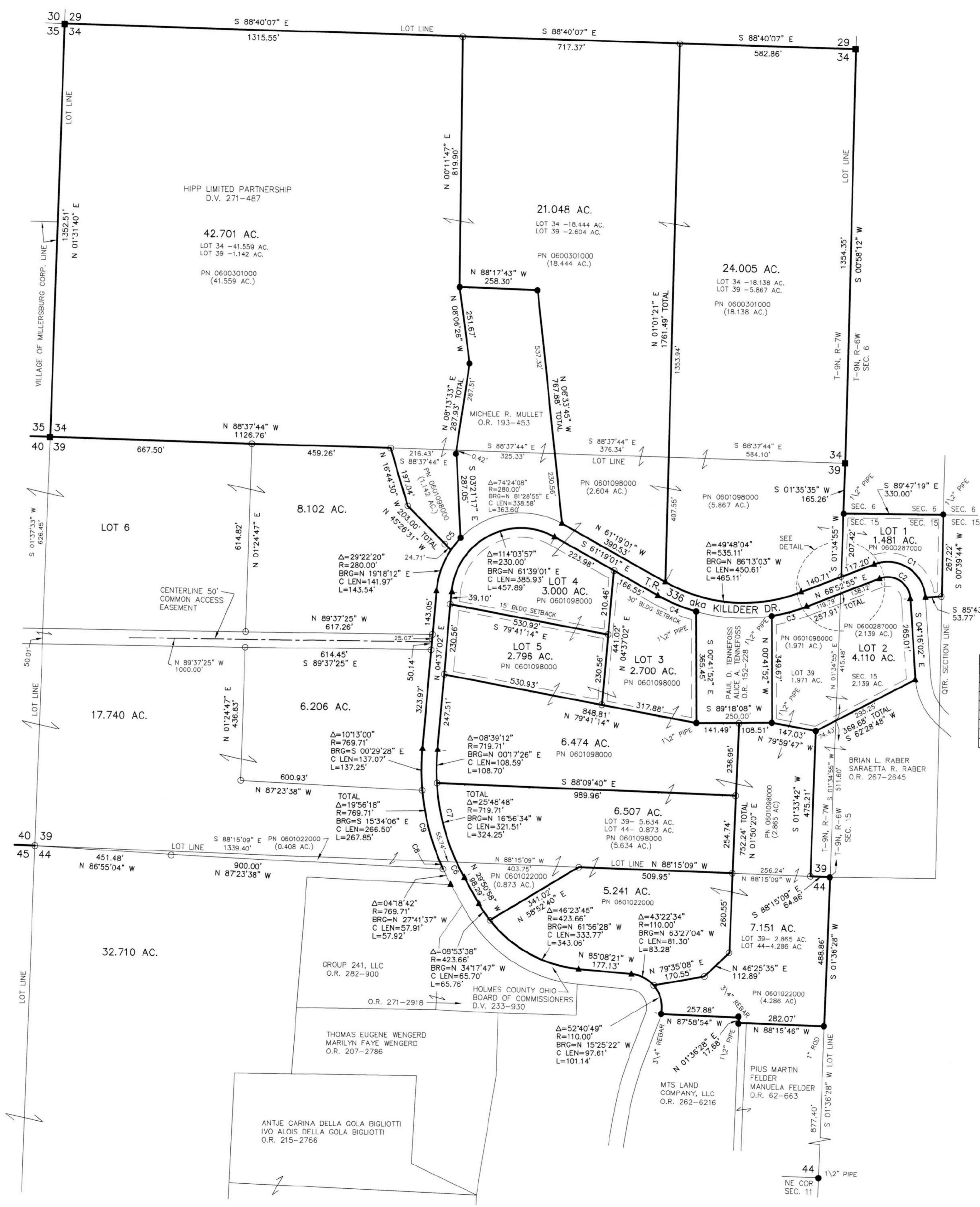
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

9/17/2024  
 Holmes County Planning Commission

**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.

JULY 31, 2024  
 Donald C. Baker P.S. 6938



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	106°51'03"	125.00'	233.11'	168.47'	200.77'	S 57°41'33" E
C2	108°51'03"	75.00'	139.87'	101.08'	120.46'	S 57°41'33" E
C3	11°40'19"	585.11'	119.20'	59.80'	118.99'	S 74°43'05" W
C4	13°24'30"	585.11'	136.93'	68.78'	136.61'	N 68°01'16" W
C5	10°17'28"	280.00'	50.29'	25.21'	50.22'	S 39°08'06" W
C6	04°24'32"	719.71'	55.38'	27.70'	55.37'	N 27°38'42" W
C7	2°12'41.6"	719.71'	268.87'	136.07'	267.31'	N 14°44'18" W
C8	01°59'35"	769.71'	26.78'	13.39'	26.77'	N 24°32'28" W
C9	17°56'43"	769.71'	241.08'	121.53'	240.09'	N 14°34'19" W

**HIPP SUBDIVISION DEED RESTRICTION**  
 LOTS 1 THROUGH LOT 5 AND THE 7.151 ACRE, 5.241 ACRE, 6.507 ACRE, AND 6.474 ACRE PARCELS

- Said premises shall be used solely and exclusively for single family residence purposes only.
- There shall be erected no multiple dwelling type buildings nor shall any single family residence be thereafter remodeled into a dwelling containing two or more apartments. Upon each lot there shall be erected no more than one such single family residence. Grantees except notice that the premises herein conveyed are a part of a subdivision, other lots in which are subject to similar restrictive covenants in a general plan to maintain residential standards of all the lots.
- Real estate "For Sale" signs not exceeding 3'x3', and family name plates shall be the only permitted signs.
- No temporary dwelling units shall be permitted, nor shall the residence be basement houses, concrete or block exterior surface, mobile homes/trailers or double wide units. All modular and pre-cut structures shall be approved prior to erection by the Grantor or its heirs and assigns.
- No unlicensed or inoperative cars or motor vehicles shall be permitted to remain on the premises.
- No additional buildings, structures or dog houses shall be constructed of such material as to blend with materials or design of the residence and shall be placed no nearer to the road or street than the residence. The Grantor may approve variances from this restriction. No commercial dog buildings or operations shall be conducted on the premises.
- All houses shall be completed within one year of the starting date.
- These deed restrictions may be altered or amended by majority vote (in number of lots) of the property owners in the subdivision with the same restrictions.
- These deed restrictions shall run with the land and shall inure to the benefit of and be enforceable by actions at law or in equity by grantor or by any person or entity whose real property abuts Township Road 336 and is subject to deed restrictions imposed by the Grantor or Grantor's predecessors in title.

TRANSFER NOT NECESSARY  
 DATE September 27, 2024  
 AUDITOR: Jackie McKinney