

VICINITY MAP
11-5280

Basis of bearings from
Deed Book 295, Page 931
based on centerline of Converse-Huff Rd.

0 50 100 200

Scale 1" = 100'
August 16, 1993

LEGEND

- fnd. iron pin
- set 5/8"x30" iron pin (capped PATRIDGE SURVEYING)
- ▲ fnd. railroad spike
- F.F.E. = first floor elevation

J.L. Gingerich
66.64 Ac.
D.B. 186, Pg. 889

DRAINAGE STATEMENT, EASEMENTS, AND ASSESSMENTS

WITHIN THE EASEMENTS AND NATURAL SWALES, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

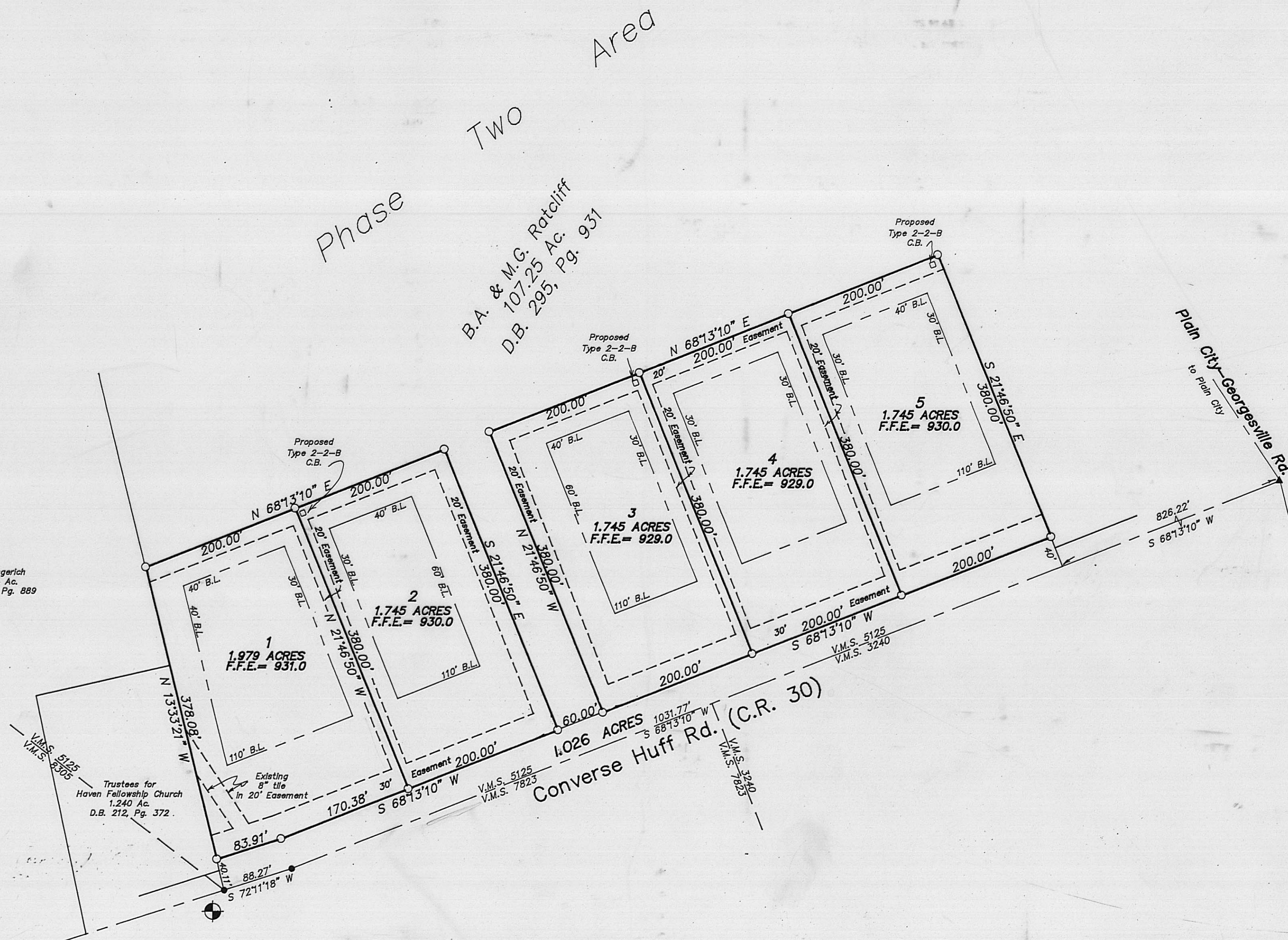
NO CONSTRUCTION MAY BEGIN OR BUILDINGS STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, WATER WELL SYSTEM, SEWAGE SYSTEM, AND DRIVEWAY PERMITS.

THE DIMENSIONS OF THE LOTS AND ROAD AS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF.

PROPERTY IS IN FLOOD ZONE X PER FIRM 390773 0050 B.

A DRAINAGE SWALE SHALL BE BUILT IN THE 20 FOOT WIDE EASEMENT BY THE LOT OWNER OR HIS AGENT PRIOR TO THE OCCUPANCY OF THE HOUSE. THE SWALE SHALL BE GRADED TO THE ROAD SIDE DITCH OF CONVERSE-HUFF RD.

THE COUNTY ENGINEER AND HEALTH DEPARTMENTS SHAL BE CONTACTED PRIOR TO ANY INSTALLATION OF ANY DRAINAGE PIPE OR SETTING OF CATCH BASINS. ALL PIPE SHALL BE ADS N-12 (6" MINIMUM DIAMETER, NON PERFORATED) OR EQUIVALENT AND ALL CATCH BASINS SHALL BE TYPE 2-2-B WITH CAST IRON GRATES. THE 6 INCH DRAIN TILE EXTENDS FROM THE CATCH BASINS TO THE ROAD SIDE DITCH.



MASTER BENCHMARK: ELEVATION = 929.19
NAIL AT SOUTHWEST CORNER OF SUB. IN CONVERSE - HUFF RD.

SOURCE BENCHMARK: ELEVATION = 915.56
BRASS CAP TT 8 TWC 1953 916, 0.5 MI. SOUTH OF SUB.
ALONG PLAIN CITY - GEORGESVILLE RD., W. SIDE OF RD.

ENGINEER & SURVEYOR:
R.T. PATRIDGE AND ASSOCIATES
8460 DUBLIN ROAD
POWELL, OHIO 43065
PHONE: 614-881-5575

OWNER:
BRUCE RATCLIFF
10360 PLAIN CITY - GEORGESVILLE RD.
PLAIN CITY, OHIO 43064
PHONE: 614-873-5939

HOLMES SUBDIVISION PHASE I

LOCATED IN VIRGINIA MILITARY SURVEY NO. 5125,
DARBY TOWNSHIP, MADISON COUNTY, OHIO

SITUATED IN VIRGINIA MILITARY SURVEY NO. 5125, TOWNSHIP OF DARBY, MADISON COUNTY, OHIO, CONTAINING 9.985 ACRES AND BEING PART OF THE TRACT AS CONVEYED TO B.A. & M.G. RATCLIFF AND DESCRIBED IN DEED BOOK 295, PAGE 931, IN THE RECORDER'S RECORDS OF MADISON COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNER(S) AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE ROAD, PARKS AND/OR PUBLIC GROUNDS AS SHOWN HEREIN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Robert M. K...
WITNESS
Bradley D. H...
WITNESS

Mailey D. B...

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, MADISON COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 17 DAY OF September, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME B.A. & M.G. RATCLIFF ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARILY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY ABOVE WRITTEN.

Robert J. Patridge, Jr.
NOTARY PUBLIC IN AND FOR MADISON
COUNTY, OHIO

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, ROBERT T. PATRIDGE, IN AUGUST, 1993, AND THAT ALL MONUMENTS ARE SET AS SHOWN.

ROBERT T. PATRIDGE, JR.
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES 10-28-96
Robert J. Patridge, Jr.
PROFESSIONAL SURVEYOR NO. 4338

MADISON COUNTY REGIONAL PLANNING COMMISSION: THIS PLAT WAS APPROVED BY THE MADISON COUNTY REGIONAL PLANNING COMMISSION ON THIS 12 DAY OF October, 1993.

Robert J. Patridge, Jr.
CHAIRPERSON

MADISON COUNTY ZONING COMMISSION: WE, THE MADISON COUNTY ZONING COMMISSION, DO HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 14 DAY OF Oct, 1993.

Robert J. Patridge, Jr.
ZONING INSPECTOR

COUNTY ENGINEER IS NOT REQUIRING ROAD SIDE DRAINAGE IMPROVEMENTS FOR THIS RESIDENTIAL USE BECAUSE OF A PROPOSED MAJOR ROADSIDE IMPROVEMENT TO BE BUILT IN APPROX. 1996. ALL FUTURE ROADSIDE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE MADISON COUNTY ENGINEERS OFFICE.

MADISON COUNTY ENGINEER: I HEREBY APPROVE THIS PLAT THIS 14 DAY OF Oct, 1993.

Robert J. Patridge, Jr.
MADISON COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS: WE THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS 14 DAY OF Oct, 1993.

COMMISSIONERS

Robert J. Patridge, Jr.
Robert Edwards

MADISON COUNTY BOARD OF HEALTH: I HEREBY APPROVE THIS PLAT ON THIS 14 DAY OF Oct, 1993.

Robert J. Patridge, Jr.
MADISON COUNTY BOARD OF HEALTH

COUNTY AUDITOR: TRANSFERRED ON THIS 29 DAY OF December, 1993.

DEPUTY
Robert J. Patridge, Jr.
COUNTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS 29th DAY OF Dec, 1993 AT 12:46 P.M.

RECORDED ON THIS 29th DAY OF Dec, 1993 AT 12:46 P.M. CABINET 1 SLIDE 641

FEE 3 FILE NO. 936768

Deann Barton
MADISON COUNTY RECORDER
By: *Norman R. Shum*, Deputy