

DEDICATION

SITUATED IN 3RD QUARTER, TOWNSHIP 1N, RANGE 14E, USML, HARRISON TOWNSHIP, COUNTY OF LICKING, STATE OF OHIO AND BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, & 7 OF THE COMBS SUBDIVISION, PART OF (PN 25-069336-00.006), AS RECORDED IN PB 5, PG 159, OF THE PLAT RECORDS AND CONVEYED TO COUGHLIN LAND CO, LTD IN INSTRUMENT NUMBER 200403160009024 OF THE LICKING COUNTY RECORDER.

THE UNDERSIGNED OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "COMBS SUBDIVISION REPLAT LOTS 1, 2, 3, 4, 5, 6 & 7" SHOWN HEREON, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, MAPPED, AND ACCESS RIGHTS RESERVED AND THE CREATION OF LOTS 1A, 2A, 4A AND THE DEDICATED OF R/W FOR CORYLUS DRIVE AND BLACKS ROAD, AS PRESENTED ON THIS REPLAT.

STATE OF OHIO

Albert L. Coughlin, Jr, Member-Coughlin Land Company, Ltd.

Witness

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED ALBERT L. COUGHLIN, JR- MEMBER OF COUGHLIN LAND COMPANY, LTD AN OHIO LIMITED LIABILITY COMPANY., WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL, THIS _____ DAY OF _____, 2017

MY COMMISSION EXPIRES _____ NOTARY PUBLIC STATE OF OHIO

UTILITY EASEMENTS

EASEMENTS WITHIN AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", ARE HEREBY GRANTED TO THE PRIVATE NAD PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING USING AND MAINTAINING PUBLIC AND PRIVATE UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

STORM DRAINAGE EASEMENTS

Storm Drainage means storm flow above and below ground level.

- No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the storm drainage easement provided for the watercourse.
- No owner shall take any action or permit any action to be taken that might change or divert the flow of the watercourse in the storm drainage easement, nor shall he/she, within the easement provided, alter the ground level or the course of the ditch as shown on this plat. An owner may provide riprap, walls or other bank protection upon securing written approval from the Licking County Engineer's Office and a recommendation of the Licking County Soil and Water Conservation District or the Licking County Flood Plain Administrator.
- Every owner of property along the storm drainage easement shall maintain the portion of said watercourse in his/her property and keep the same free of debris and obstruction of all kinds. The County shall be free of any responsibility toward maintaining the watercourse in the storm drainage easement, unless that watercourse is an established county ditch under an existing maintenance agreement.
- These restrictions and agreements shall run with the land and shall bind the owner, his/her successors and assigns unless and until a modification or change thereto is agreed to and approved by Licking County.
- Said restrictions and agreements may be enforced by Licking County and its successors and assigns, and are for the benefit of said County and owners of neighboring property in such proximity to the above described premises that the violation of said restriction and agreements would adversely affect the value of such property or the enjoyment of the use thereof.
- The failure of said County to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions and agreements shall not be deemed to be a waiver of its (county) rights to take action for said violation or any further violation of any said restrictions and agreements, and existing Flood Damage Prevention Regulations.

APPROVALS

HARRISON TOWNSHIP CLERK OR ZONING INSPECTOR APPROVED, THIS _____ DAY OF _____, 2017.

LICKING COUNTY ENGINEER APPROVED, THIS _____ DAY OF _____, 2017.

LICKING COUNTY HEALTH DEPT. APPROVED, THIS _____ DAY OF _____, 2017.

LICKING COUNTY PLANNING COMMISSION, DIRECTOR APPROVED, THIS _____ DAY OF _____, 2017.

LICKING COUNTY COMMISSIONER APPROVED, THIS _____ DAY OF _____, 2017.

LICKING COUNTY COMMISSIONER APPROVED, THIS _____ DAY OF _____, 2017.

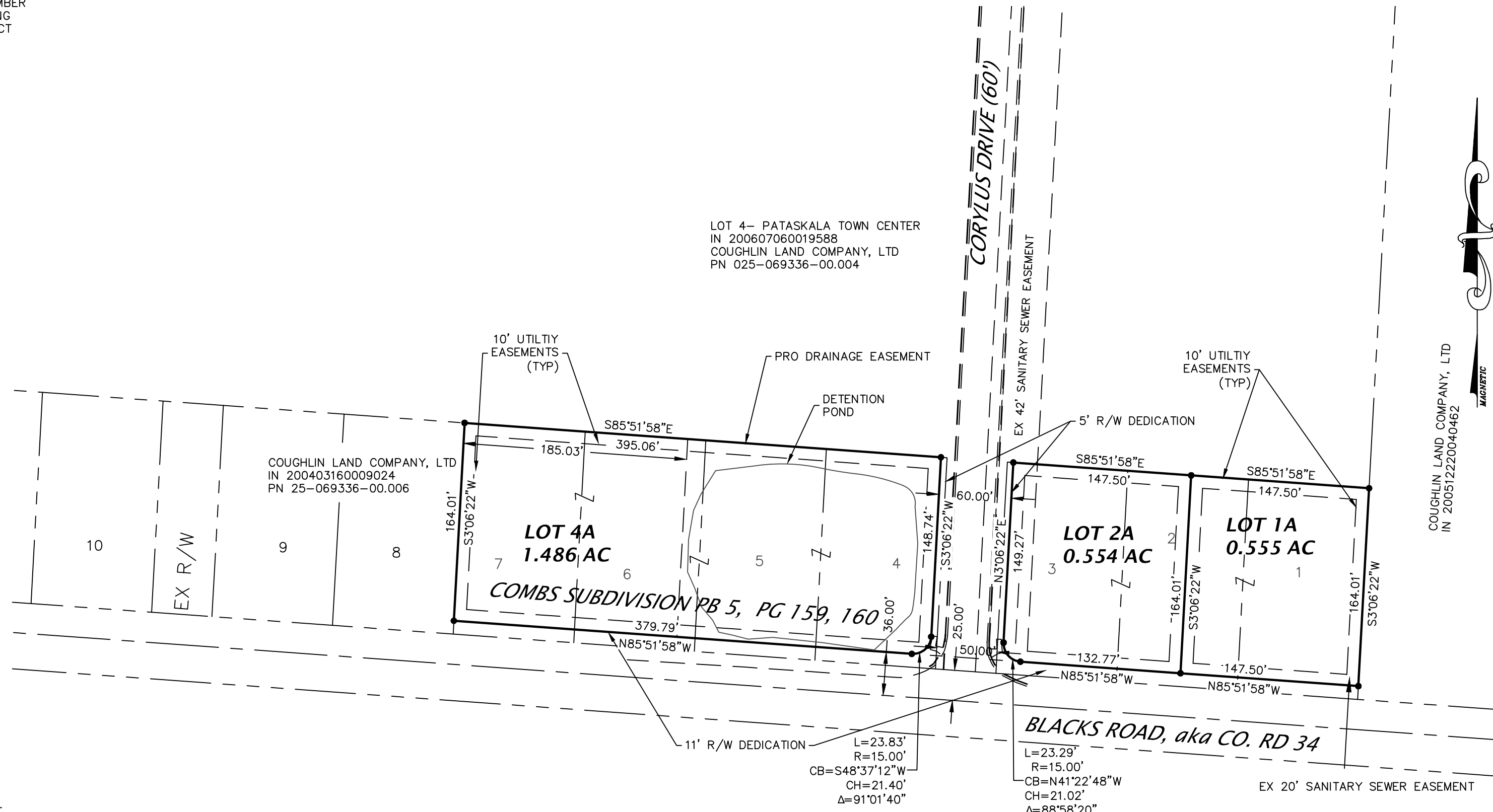
LICKING COUNTY COMMISSIONER APPROVED, THIS _____ DAY OF _____, 2017.

COMBS SUBDIVISION

REPLAT

LOTS 1, 2, 3, 4, 5, 6 & 7

SITUATED IN LOT 17, 3RD QTR., TWP 1N, RNG 14E, USML HARRISON TOWNSHIP, LICKING COUNTY, OHIO



LEGEND

● 5/8" DIA. REBAR SET, W/ ORG ID CAP

CERTIFICATE OF ACCURACY

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF LICKING AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.

BEARINGS ARE BASED ON OHIO STATE PLANE GRID, SOUTH ZONE, NAD83(2011)

PROJ. NO. 17207

CERTIFICATE OF RECORD

TRANSFERED THIS _____ DAY OF _____, 2017

AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ (AM-PM)

LICKING COUNTY RECORDER

PREPARED BY: WILLIS ENGINEERING & SURVEYING
12512 WEST BANK DR
MILLERSPORT, OH 43046
740-739-4030

REG. SURVEYOR NO. 7996, TODD D. WILLIS
SEPTEMBER, 2017

