

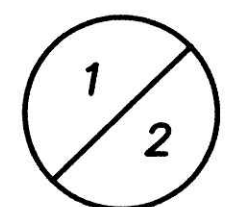
FINAL PLAT OF

**RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE IV**

REPLAT OF LOTS 7, 8, 13 AND 16 RAY-MAR HERITAGE HILLS SUBDIVISION - PHASES I, II AND III

AS RECORDED IN PLAT VOL. 2, PG. 270 (PHASE I), PLAT VOL. 2, PG. 303 (PHASE II) AND PLAT VOL. 2, PG. 342 (PHASE III)

PLUS THE ADDITION OF LOTS 18, 19, 20 AND PORTIONS OF LOTS 21 AND 22



200500036472  
Filed for Record in  
HOLMES COUNTY, OH  
SALLY MILLER  
05-03-2005 At 11:56 am.  
PLAT MED 43.20  
DR Book 19 Page 381 - 381

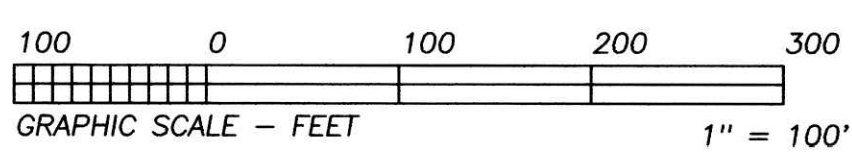
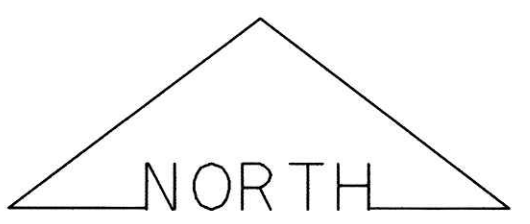
RECORDERS'S USE ONLY

200500036472  
HEARTLAND  
TITLE  
MILLERSBURG, OH

**MAINTENANCE AGREEMENT:** Pursuant to a Declaration of Covenants, Easements and Restrictions recorded in Deed Volume 279, beginning at page 338, all the costs and expenses of maintaining and repairing the private drive shall be borne and paid by all those persons or entities whose properties abut thereon who shall each contribute their proportionate share of the total cost thereof. The proportionate share of a person or entity shall be determined by dividing the total costs and expenses of any maintenance or repair by the total number of persons or entities whose properties abut the private drive.

**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, establish the minimum building restriction lines, and dedicate all streets, alleys walks, parks, and other open spaces to public or private use as noted. We also agree to the changes in the Maintenance Agreement which was previously recorded as referenced in Plat 2/270.



DATE **23 Nov. 2004**

*David B. Bird*

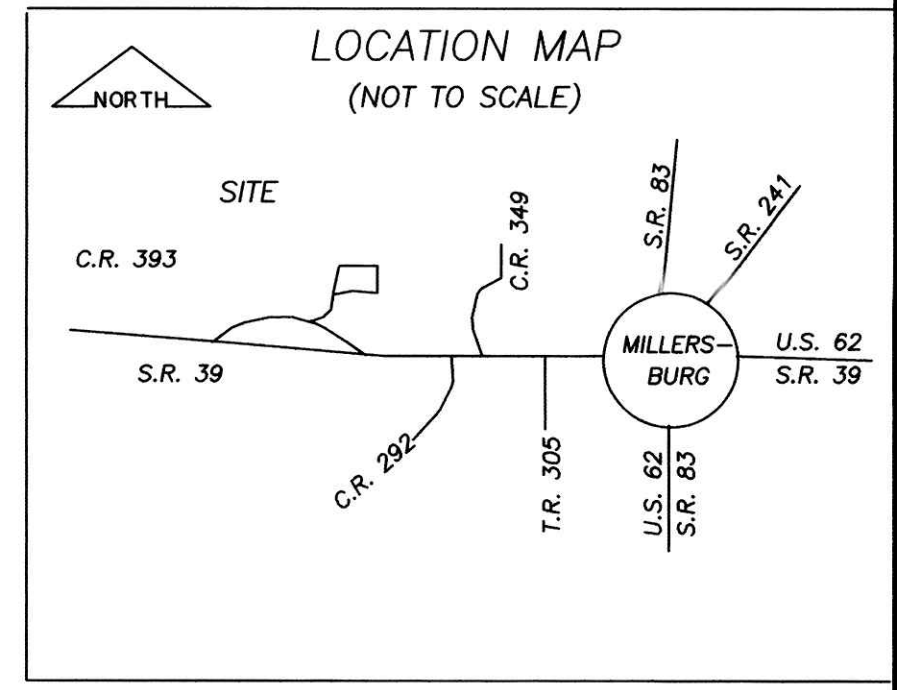
David B. Bird, 8911 C.R. 393, Millersburg, OH 44654  
330/674-0886

OWNER: RAY-MAR HERITAGE PARTNERSHIP, AN OHIO GENERAL PARTNERSHIP

% THOMAS K. BIRD & DAVID B. BIRD  
T.R. 308 8911 C.R. 393  
MILLERSBURG, OH 44654 MILLERSBURG, OH 44654  
PH: 330/674-5635 330/674-0886

OWNER, LOT 8: FATEN YAZIGI  
8865 P.R. 343  
MILLERSBURG, OH 44654

NOTE: ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN: DEED VOLUME 279, BEGINNING AT PAGE 338.



also: *Thomas K. Bird*

Thomas K. Bird, T.R. 308, Millersburg, OH 44654  
330/674-5635

*Sonja H. Bird*

Sonja H. Bird, Trustee of Sonja H. Bird Trust  
8911 C.R. 393, Millersburg, OH 44654  
330/674-0886

BEARINGS ESTABLISHED FROM SUR. PLAT 2/270 AND ARE TO DENOTE ANGULAR MEASUREMENT ONLY.

**ROAD R/W MONUMENTATION**

IRON PINS SET OR FOUND AT 30' PERPENDICULAR (RIGHT & LEFT) TO ALL POINTS-OF-CURVATURE & POINTS-OF-TANGENT OF THE C/L OF THE ROAD AS INDICATED.

**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS**

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

Date 4-25-05

*David L. Hall*  
Chairman, County Commissioner

NOT IN THE 100 YEAR FLOOD PLAIN.

ALL LOTS ARE FOR SINGLE FAMILY DWELLING WITH WELLS AND ON LOT SEPTIC SYSTEMS.

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

I hereby certify that the Subdivision plat entitled RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE IV meets the requirements established by the Board of Health for individual water wells and on-site sewage disposal systems and is hereby approved. The issuance of permits to install private water systems and on-site sewage treatment systems in the future is dependent on a site specific evaluation prior to the start of construction on any lot in this subdivision.

DATE 2-18-04

*Jim Shamp*  
COUNTY HEALTH COMMISSIONER

**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 are noted in minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the County Recorder.

Date 4/21/05 *A. O. ...*  
Holmes County Regional Planning Commission

For erosion and sedimentation control, the landowner will follow The Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Stream Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office, 62 West Clinton Street, Millersburg, OH 44654.

**CERTIFICATE OF APPROVAL OF PLAT AND ENGINEERING DETAILS**

I hereby certify that I have approved the plat and engineering details on the proposed roads, and other public facilities in the subdivision plat as shown hereon.

Date 2/17/05 *Christopher Chung, P.E., P.S.*  
County Engineer

REFERENCE DOCUMENTS:  
TAX MAPS  
DEEDS AS SHOWN  
SURVEY PLATS: 2/270, 2/303, 2/342, 12/869, 14/695

- LEGEND:
- = STONE FD.
  - = 5/8" RE-BAR FD. UNLESS NOTED
  - = POINT-OF-DEPARTURE
  - = 5/8" X 30" RE-BAR W/PLASTIC I.D. CAP SET
  - ⊗ = R/R SPIKE SET
  - △ = R/R SPIKE FD.

**CERTIFICATE OF APPROVAL BY 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.

Date 2/22/05

*Joe Christner*  
Holmes Soil and Water Conservation District

No further splitting will be permitted without replatting said lots.

<b>HEARTLAND SURVEYING, INC</b>					
Jim Shamp					
5210 T.R. 257		MILLERSBURG, OH 44654			
PH: 330-674-4698					
SURVEY RAY-MAR HERITAGE HILLS SUBDIVISION PHASE IV			STATE OHIO		
COUNTY	TWP.	RNG.	TWP.		
HOLMES	HARDY	7 W	9 N		
2ND QUARTER LOT 1		3RD QUARTER LOT 1		040208.CRD 040208A.PL1	

I CERTIFY THIS PLAT & SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE:

*Jim Shamp* 9/27/2004  
JIM SHAMP, REG. SUR. NO. S-6088 DATE



TRANSFER NOT NECESSARY  
DATE May 3, 2005  
AUDITOR *Sally Miller*

See Plat 2-395 for subdivision plat