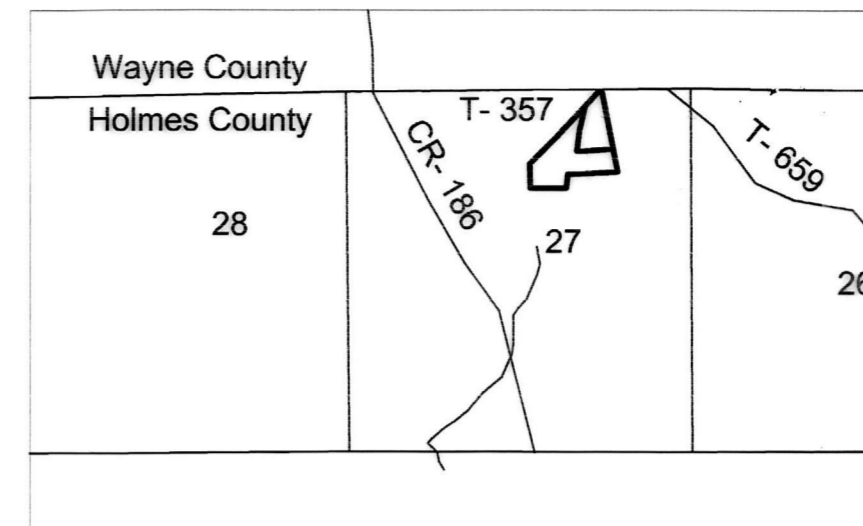


Paint Township
N.E. Qtr, Section 27
T-15 N; R-11 W
Holmes County, Ohio

SURVEYED FOR: Aaron Jay Miller
2154 T.R. 357
Dundee, OH 44624

(Final)
Blue Heron Subdivision

Location Map



201700107346
B: 19 P: 3313
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
10/06/2017 10:46 AM
PLAT MED. 43.20
PAGES: 1

No Scale

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby 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.

Aaron Jay Miller 9-6-17
Aaron Jay Miller DATE

Naomi J. Miller 9-6-17
Naomi J. Miller DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the Undersigned, grant unto hereon shown Lots 1 and 2, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Aaron Jay Miller 9-6-17
Aaron Jay Miller DATE

Naomi J. Miller 9-6-17
Naomi J. Miller DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Blue Heron 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 private water system and on-site sewage treatment system for one, two, or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from The Ohio Environmental Protection Agency prior to the start of any construction.

Michael Derr 9/15/17
COUNTY HEALTH COMMISSIONER DATE

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.

Karen V. Gotter 9-7-17
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

[Signature]
CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature]
COUNTY ENGINEER DATE

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 prenoted in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

[Signature] 9/15/17
HOLMES COUNTY PLANNING COMMISSION DATE

REFERENCES:

Tax Maps
Deed Volumes and Official Records as listed
Plat Vol. 19 Page 1390
Plat Vol. 16 Page 434
Plat Vol. 15 Page 120

NOTES:

(1) Basis of Bearing are from Ohio State Plane Coordinate System Ohio North Zone, NAD 83. All Dimensions are in Ground Distances.

(2) Iron pins indicated (set) are 5/8" rebar with a orange plastic cap marked "Galbraith 8703".

(3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards are 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.

(4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.

(5) These Lots are used for residential purposes.

(6) No further splits will be permitted without replatting said lots.

(7) No additional Lots shall be approved by the Holmes County Planning Commission for a 2 year time period from the date of the approval of the preliminary plat

Maintenance Agreement

The owners of Lots 1 and 2 of the Blue Heron Subdivision shall be responsible for the Maintenance of the 50' common Access Drive. The cost of said maintenance shall be shared Proportionately among all parties entitled to use said common access drive and choose to do so.



CERTIFICATE OF ACCURACY

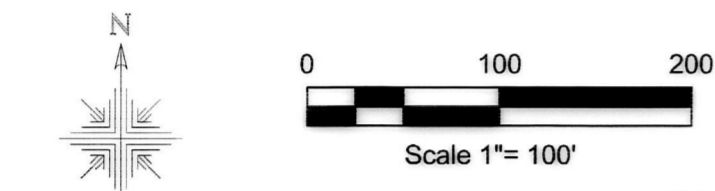
I certify this survey to be correct to the best of my knowledge.

[Signature]
Caleb Jerome Galbraith P.S. 8703
Date: July 17, 2017
Job ID: 1917
Pioneer Surveying & Services, LLC.
4090 Township Road 271
Killbuck, Ohio 44637
Phone: 330-276-0220
Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY

DATE 10-6-17
AUDITOR [Signature]



LEGEND

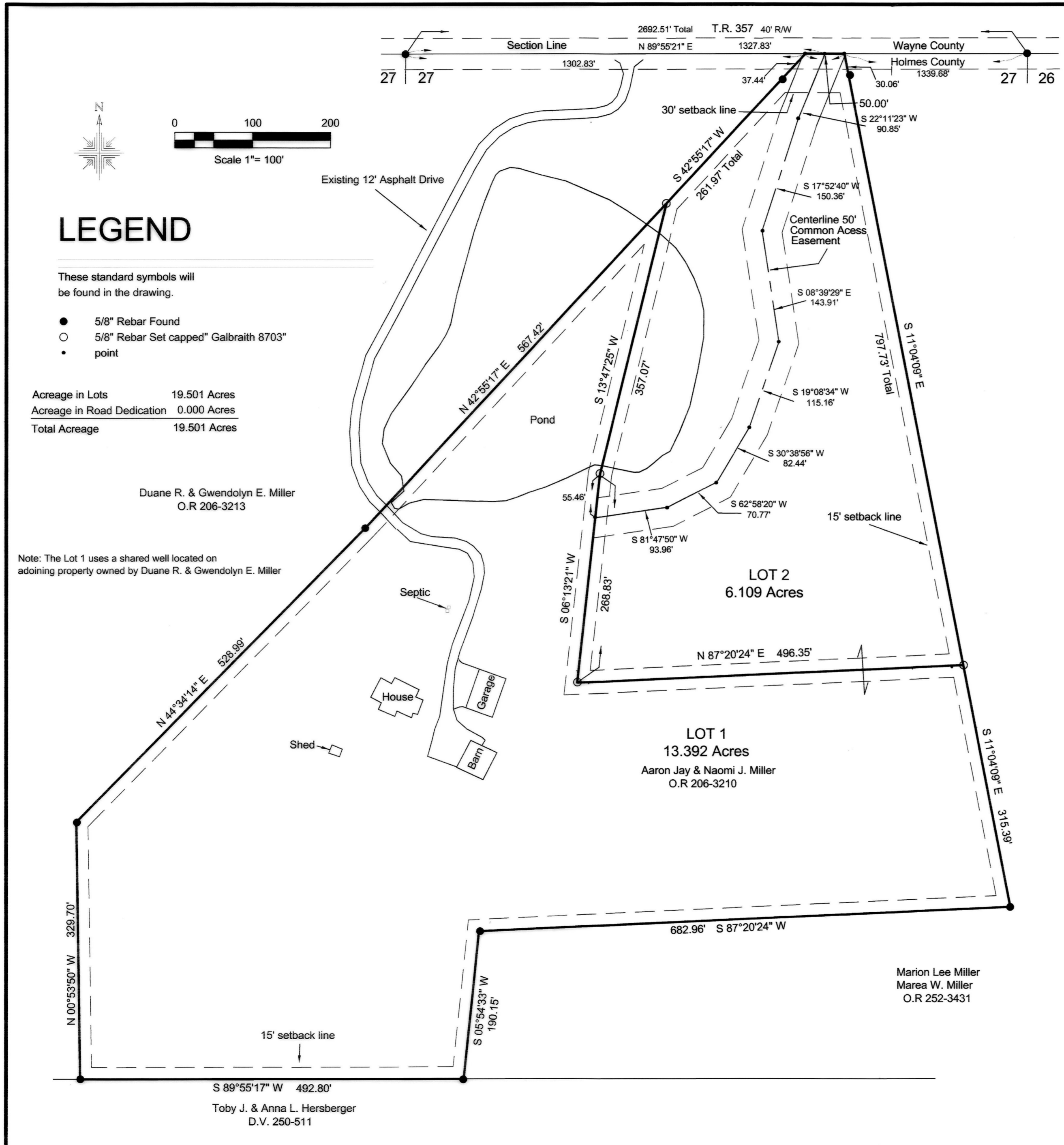
These standard symbols will be found in the drawing.

- 5/8" Rebar Found
- 5/8" Rebar Set capped" Galbraith 8703"
- point

Acreage in Lots	19.501 Acres
Acreage in Road Dedication	0.000 Acres
Total Acreage	19.501 Acres

Duane R. & Gwendolyn E. Miller
O.R 206-3213

Note: The Lot 1 uses a shared well located on adjoining property owned by Duane R. & Gwendolyn E. Miller



LOT 1
13.392 Acres
Aaron Jay & Naomi J. Miller
O.R 206-3210

LOT 2
6.109 Acres

Marion Lee Miller
Marea W. Miller
O.R 252-3431

Toby J. & Anna L. Hersberger
D.V. 250-511