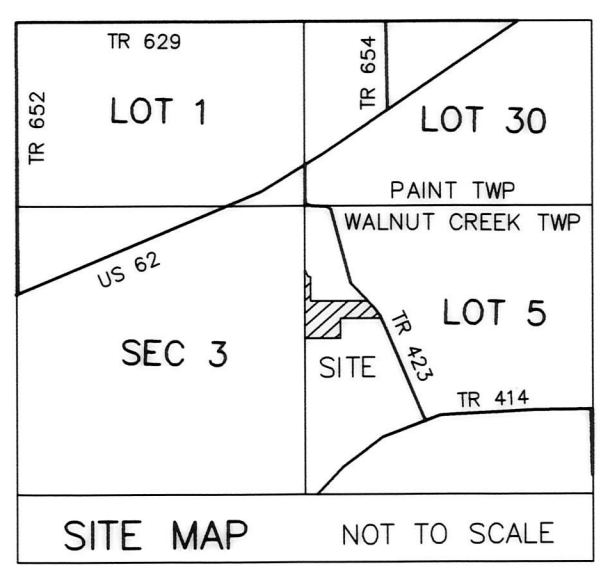


ORV 266 PGS 3553
 3554

IAN'S ACRES SUBDIVISION

(FINAL)



AGENT:
 IAN BEACHY
 6105 T.R. 419
 MILLERSBURG, OHIO 44654
 PHONE 330\600-0400

- REFERENCES
 O.R. VOL. 130 PAGE 23
 O.R. VOL. 241 PAGE 2957
 O.R. VOL. 134 PAGE 664
 PLAT VOL. 18 PAGE 495
 PLAT VOL. 19 PAGE 139
 PLAT VOL. 17 PAGE 705
 PLAT VOL. 16 PAGE 692
 BEARINGS FROM
 PLAT VOL. 18 PAGE 495

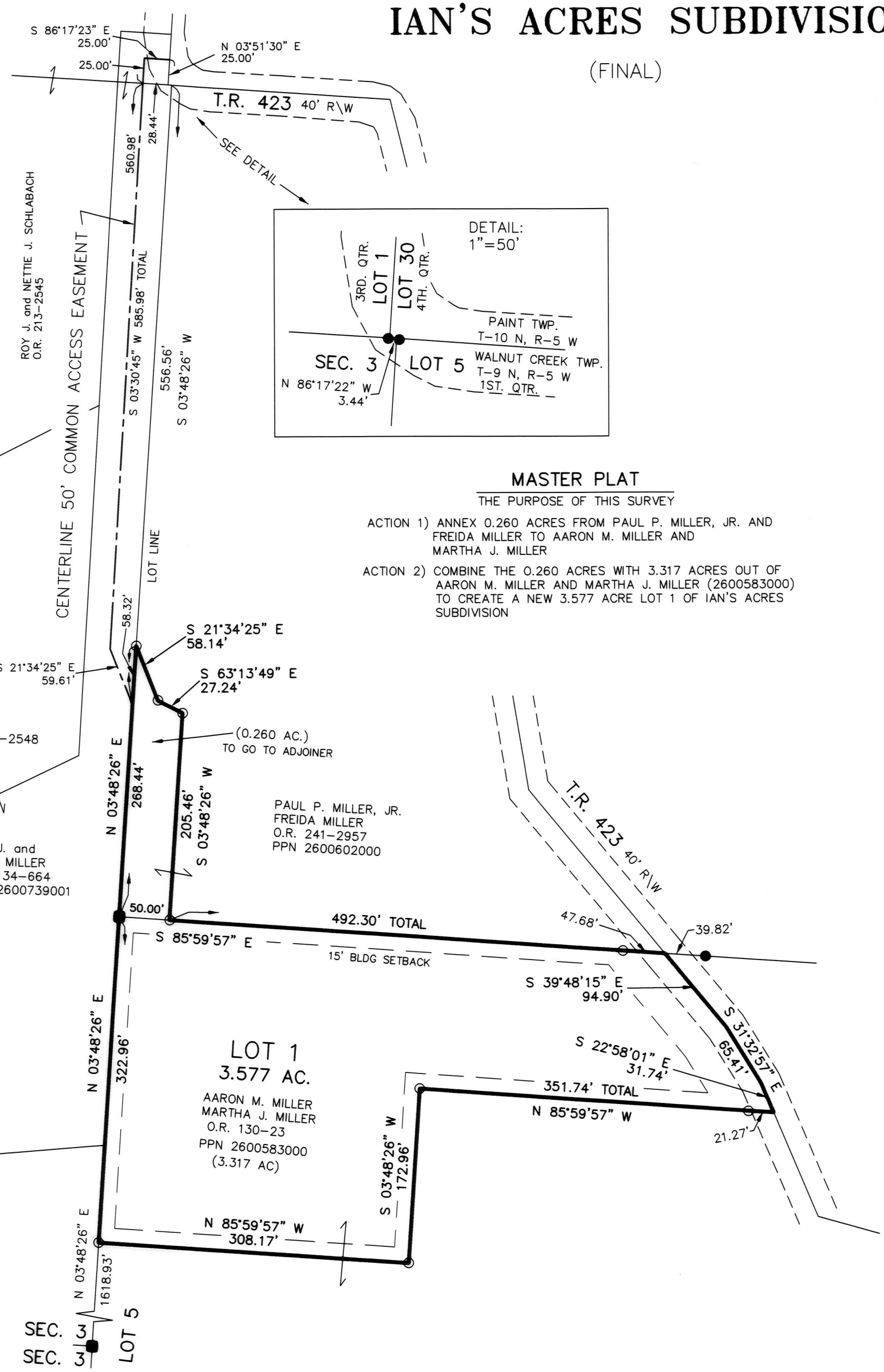
ACREAGE IN LOT 3.577 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 3.577 ACRES

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED
 WITHOUT REPLATTING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 15'
 OFF SIDE AND REAR LINES AND
 30' OFF ROAD RIGHT OF WAY

For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is 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.

MAINTENANCE AGREEMENT

THE OWNERS OF LOT 1 OF IAN'S ACRES SUBDIVISION AND BEN J. AND ERMA MILLER, THEIR HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT.
 THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID EASEMENT.



MASTER PLAT
 THE PURPOSE OF THIS SURVEY
 ACTION 1) ANNEX 0.260 ACRES FROM PAUL P. MILLER, JR. AND FREIDA MILLER TO AARON M. MILLER AND MARTHA J. MILLER
 ACTION 2) COMBINE THE 0.260 ACRES WITH 3.317 ACRES OUT OF AARON M. MILLER AND MARTHA J. MILLER (2600583000) TO CREATE A NEW 3.577 ACRE LOT 1 OF IAN'S ACRES SUBDIVISION

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.
 Aaron M. Miller 10-31-2018
 AARON M. MILLER DATE
 Martha J. Miller 10-31-2018
 MARTHA J. MILLER DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
 We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns the hereon shown 50' common access easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.
 Ben J. Miller 10-30-18
 BEN J. MILLER DATE
 Erma J. Miller 10-30-18
 ERMA MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled IAN'S ACRES 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.
 Michael Durr MBA / P.E. 12/5/2018
 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.
 11/02/18
 Holmes Soil and Water Conservation District DATE

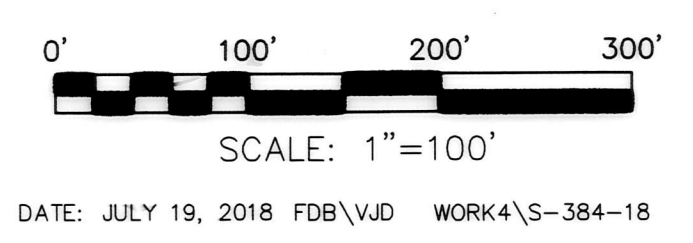
CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.
 12/13/18
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
 12/5/18
 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 Planning Commission and that it has been approved for recording in the office of the County Recorder.
 12/5/18
 Holmes County Planning Commission DATE

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.
 9/6/2018
 Donald C. Baker P.S. 6938 DATE

BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 FAX 330-674-6027



WALNUT CREEK TOWNSHIP
 N.W. QTR. SECTION 3
 1ST. QTR., LOT 5
 T-9 N; R-5 W
 HOLMES COUNTY, OHIO

PAINT TOWNSHIP
 3RD. QTR. LOT 1
 T-10 N; R-5 W
 HOLMES COUNTY, OHIO

- STONE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP
- I.D. CAP MARKED "BAKER 6938"



TRANSFER NOT NECESSARY
 DATE January 08, 2019
 AUDITOR Jackie P. ...