

Berlin Township  
 1st Qtr., Lot 1  
 T-9 N; R-6 W  
 Holmes County, Ohio

(Final)  
**BLESSING ACRES SUBDIVISION REPLAT NO. 2**  
 Replat of Blessing Acres Subdivision (Plat Vol. 2 Page 350) Lots 3 & 4

SURVEYED FOR: Wayne Miller  
 6667 Private Road 387  
 Millersburg, OH 44654

**TRANSFER NOT NECESSARY**

DATE April 22, 2019

AUDITOR Jackie K. Lee

OKV 267 Pgs 4447,  
 4450 +  
 4452

Location Map



No Scale

MASTERPLAT: The purpose of this survey

Action 1) Split 4.068 acres out of Blessing Acres Subdivision Lot 4, Anna Miller (O.R. 123 Page 189) and convey it to Wayne E. Miller and Katie Miller Leaving 5.161 acres in Blessing Acres Subdivision Replat No.2 Lot 8.

Action 2) Consolidate 4.068 acres from Lot 4 with 18.000 acres of Blessing Acres Subdivision Lot 3, Wayne E. Miller and Katie Miller (O.R. Vol. 123 Page 193) into 22.068 acres being Lot 7 of Blessing Acres Subdivision Replat No. 2

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.

Wayne E. Miller 10-10-18  
 Wayne E. Miller DATE

Katie Miller 10-10-18  
 Katie Miller DATE

Anna Miller 10-10-18  
 Anna Miller DATE

REFERENCES:

Tax Maps  
 Deed Volumes and Official Records as listed

Plat Vol.2 Page 350

NOTES:

- (1) Basis of Bearing are from Plat Vol. 2 Page 350
- (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

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Blessing Acres Subdivision Replat No. 2 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 Don MBA / Alder 10/20/18  
 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.

John E. Brown 10/10/18  
 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.

Raymond J. Miller 10/15/18  
 CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Robert J. Galt 10/10/18  
 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Carol 10/10/18  
 HOLMES COUNTY PLANNING COMMISSION DATE

Area in Lots 27.229 Acres  
 Area in Road Dedication 0.000 Acres  
 Total Area in Allotment 27.229 Acres

Maintenance Agreement

The owners of Lots within this subdivision shall be responsible for the Maintenance of P.R. 387. The cost of said maintenance shall be shared Proportionately among all parties entitled to use said private road.

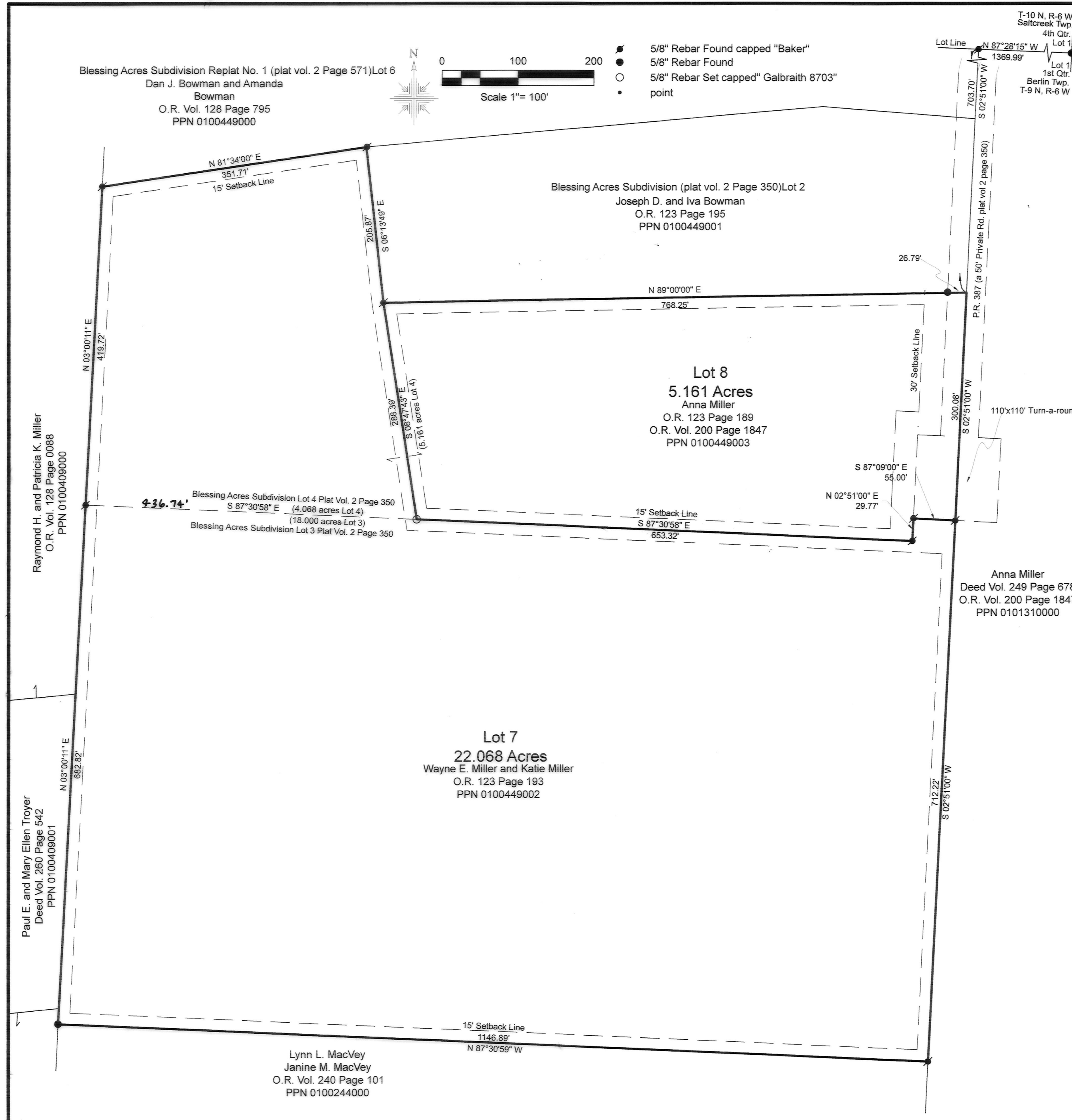


CERTIFICATE OF ACCURACY

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

Caleb Jerome Galbraith

Caleb Jerome Galbraith P.S. 8703  
 Date: July 6, 2018  
 Job ID: 5418  
 Pioneer Surveying & Services, LLC.  
 4090 Township Road 271  
 Killbuck, Ohio 44637  
 Phone: 330-276-0220  
 Email: caleb@pioneersurveyingandservices.com



Lynn L. MacVey  
 Janine M. MacVey  
 O.R. Vol. 240 Page 101  
 PPN 0100244000

Raymond H. and Patricia K. Miller  
 O.R. Vol. 128 Page 0088  
 PPN 0100409000

Paul E. and Mary Ellen Troyer  
 Deed Vol. 260 Page 542  
 PPN 0100409001

Blessing Acres Subdivision Replat No. 1 (plat vol. 2 Page 571) Lot 6  
 Dan J. Bowman and Amanda Bowman  
 O.R. Vol. 128 Page 795  
 PPN 0100449000

Blessing Acres Subdivision (plat vol. 2 Page 350) Lot 2  
 Joseph D. and Iva Bowman  
 O.R. 123 Page 195  
 PPN 0100449001

Lot 8  
 5.161 Acres  
 Anna Miller  
 O.R. 123 Page 189  
 O.R. Vol. 200 Page 1847  
 PPN 0100449003

Lot 7  
 22.068 Acres  
 Wayne E. Miller and Katie Miller  
 O.R. 123 Page 193  
 PPN 0100449002

Anna Miller  
 Deed Vol. 249 Page 678  
 O.R. Vol. 200 Page 1847  
 PPN 0101310000