

Paint Township
S.W. Qtr. Section 6
T-14 N, R-11 W
Holmes County, Ohio

Agent: Bryan Miller
8894 County Road 77
Fredricksburg, OH 44627
Phone: 330-473-7993

Area in Lots 13.086 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 13.086 Acres

REFERENCES:
Deeds as shown

Plat Vol 19 Page 3320
Plat Vol 18 Page 1441
Plat Vol 14 Page 102
Plat Vol 11 Page 09
Plat Vol 12 Page 458

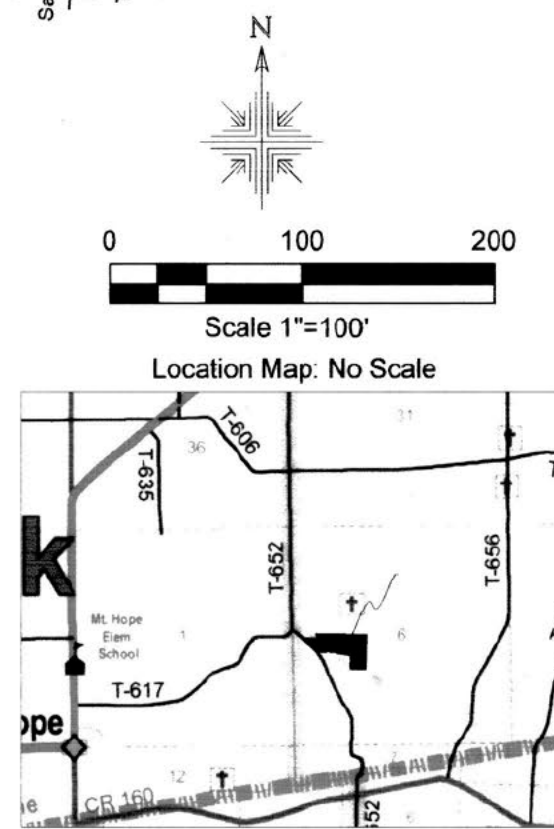
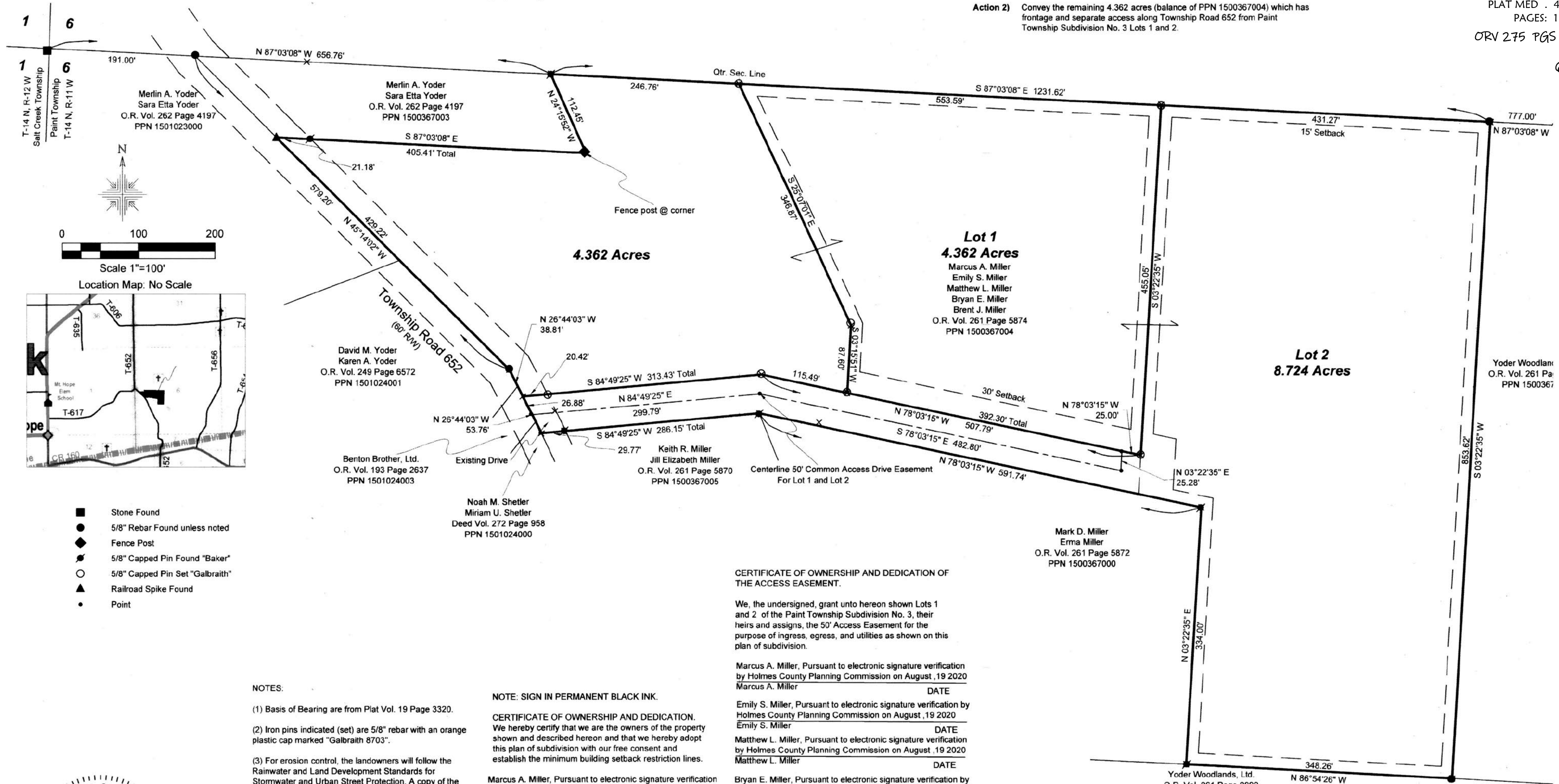
Paint Township Subdivision No. 3

(Final)

MASTER PLAT The purpose of this survey.

- Action 1)** Convey Lot 1 and Lot 2 of Paint Township Subdivision No. 3 reserving a 50' Common Access Drive Easement for the purpose of ingress, egress, and general utilities for said Lots.
- Action 2)** Convey the remaining 4.362 acres (balance of PPN 1500367004) which has frontage and separate access along Township Road 652 from Paint Township Subdivision No. 3 Lots 1 and 2.

202100013635
B: 19 P: 4306
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
02/17/2021 11:15 AM
PLAT MED . 43.20
PAGES: 1
ORV 275 PGS 6504
6508
6494
6500



- Stone Found
- 5/8" Rebar Found unless noted
- ◆ Fence Post
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- ▲ Railroad Spike Found
- Point

NOTES:

- (1) Basis of Bearing are from Plat Vol. 19 Page 3320.
- (2) Iron pins indicated (set) are 5/8" rebar with an 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 is available at the Holmes Soil and Water Conservation District Office:
62. W. Clinton Street
Millersburg, Ohio 44654
- (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) Lots 1 and 2 are used for residential purposes.
- (6) No further splits will be permitted without replatting said lot.

Owners Agreement

All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

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 setback restriction lines.

Marcus A. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Marcus A. Miller	DATE
Emily S. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Emily S. Miller	DATE
Matthew L. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Matthew L. Miller	DATE
Bryan E. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Bryan E. Miller	DATE
Brent J. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Brent J. Miller	DATE

Maintenance Agreement

The owners of Lots 1 and 2 of the Paint Township Subdivision No. 3 shall be responsible for the Maintenance of said 50 foot common access drive easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lots 1 and 2 of the Paint Township Subdivision No. 3, their heirs and assigns, the 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Marcus A. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Marcus A. Miller	DATE
Emily S. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Emily S. Miller	DATE
Matthew L. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Matthew L. Miller	DATE
Bryan E. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Bryan E. Miller	DATE
Brent J. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on August, 19 2020	Brent J. Miller	DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Paint Township Subdivision No. 3 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 E. Herr 9/23/2020
COUNTY HEALTH COMMISSIONER 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 presented 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.

Arnold Oliver 09/23/2020
HOLMES COUNTY PLANNING COMMISSION 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.

[Signature] 09/23/2020
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] DATE

CERTIFICATE OF APPROVAL OF PLAT

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

[Signature] 09/23/2020
COUNTY ENGINEER DATE



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

Caleb Jerome Galbraith
Caleb Jerome Galbraith P.S. 8703
Date: May 0, 2020
Job ID: 6120-H27

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-276-0220
Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY
DATE Feb. 17, 2021
AUDITOR Jackie McCoy-PT