

FINAL PLAT OF RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE III

REPLAT OF LOTS 12 AND 14 OF RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE II
AS RECORDED IN PLAT VOLUME 2, PAGE 303

BEARINGS ESTABLISHED FROM SUR. PLAT 14/695
AND ARE TO DENOTE ANGULAR MEASUREMENT ONLY.

- 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.
 - CB = CATCH BASIN

REFERENCE DOCUMENTS:
TAX MAPS
DEEDS AS SHOWN
SURVEY PLATS:

12/869
14/695

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 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 19 DECEMBER 2001

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

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

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

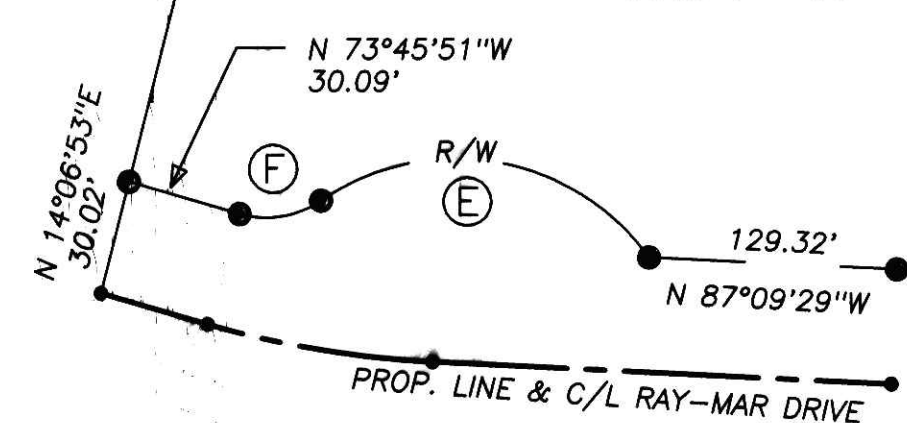
CERTIFICATE OF APPROVAL OF PLAT AND ENGINEERING DETAILS

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 12/18/01 Robert L. Kamm, P.E., P.S.
County Engineer

DETAIL

SCALE 1" = 50'



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 12/20/01 [Signature]
Holmes County Regional Planning Commission

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 12-18-01

[Signature]
Holmes Soil and Water Conservation District

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

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

SONJA H. BIRD TRUST
D.V. 261/233

I hereby certify that the Subdivision plat entitled
RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE III
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 12-18-01

[Signature]
COUNTY HEALTH COMMISSIONER

For erosion control, the landowner
will follow the Ohio Technical
Standard and Specifications Critical
Area Planting #342 Guidelines. A
copy of the Technical Standards
and Specifications Guide is available
at the Holmes Soil and Water
Conservation District, 62 West
Clinton Street, Millersburg, OH 44654

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

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

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

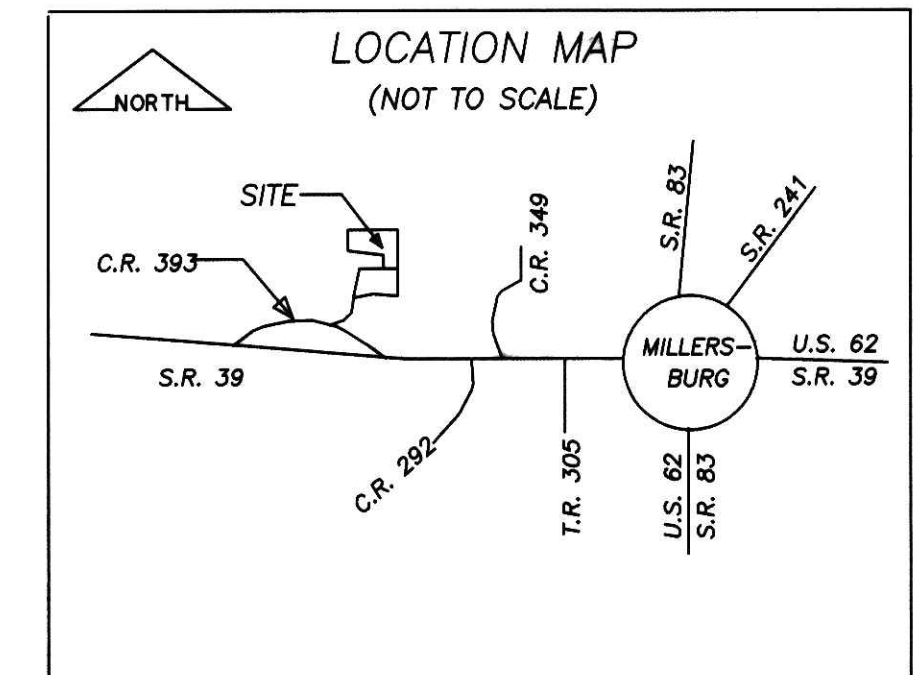
Date 12-20-2001 [Signature]
Chairman, County Commissioner

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.

RUTH E. STEIMEL
D.V. 146/582

LOT 48

LOT 43

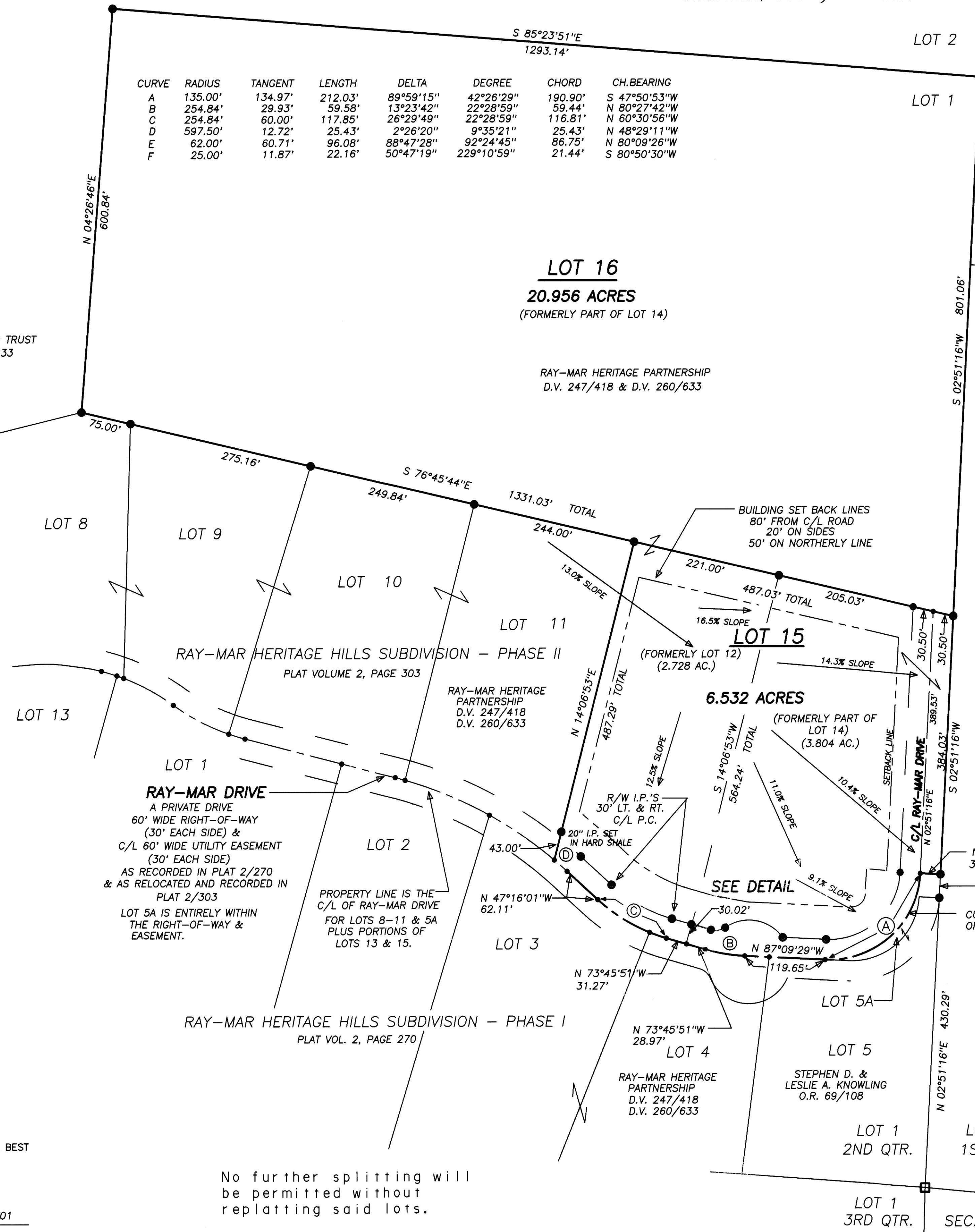


200200012859
CRITCHFIELD, J.
& JOHNSTON ATTYS
MILLERSBURG, OH

NANCY M. HIPPI
D.V. 136/61
O.R. 11/622

DRIVE PIPE NOTE: Drive pipes will be
8" x 30" double walled corrugated plastic
pipe (type N-2). Location will be
determined by the developer of the lots.

CURVE "A" INDICATES THE RELOCATION OF THE CENTER LINE
OF RAY-MAR DRIVE AS PLATTED IN PLAT 2/303.



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
A	135.00'	134.97'	212.03'	89°59'15"	42°26'29"	190.90'	S 47°50'53"W
B	254.84'	29.93'	59.58'	13°23'42"	22°28'59"	59.44'	N 80°27'42"W
C	254.84'	60.00'	117.85'	26°29'49"	22°28'59"	116.81'	N 60°30'56"W
D	597.50'	12.72'	25.43'	2°26'20"	9°35'21"	25.43'	N 48°29'11"W
E	62.00'	60.71'	96.08'	88°47'28"	92°24'45"	86.75'	N 80°09'26"W
F	25.00'	11.87'	22.16'	50°47'19"	229°10'59"	21.44'	S 80°50'30"W



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

[Signature]
JIM SHAMP, REG. SUR. NO. S-6088 DATE APRIL 21, 2001

No further splitting will
be permitted without
replatting said lots.

ACREAGE TABLE	
LOT NO.	ACREAGE
15	6.532
16	20.956
TOTAL	27.488 ACRES

HEARTLAND SURVEYING, INC
Jim Shamp
5210 T.R. 257 MILLERSBURG, OH 44654
PH: 330-674-4698

SURVEY RAY-MAR HERITAGE HILLS SUBDIVISION PHASE III		STATE OHIO
COUNTY HOLMES	TWP. HARDY	RNG. 7 W
2ND QUARTER LOT 1		TWP. 9 N
2/97	970216.ORD	
4/01	010421.PL	

TRANSFER NOT NECESSARY
DATE January 11, 2002
AUDITOR [Signature]