

AGENT:  
 JACOB BOWMAN  
 6705 P.R. 387  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-893-1954, EXT. 0

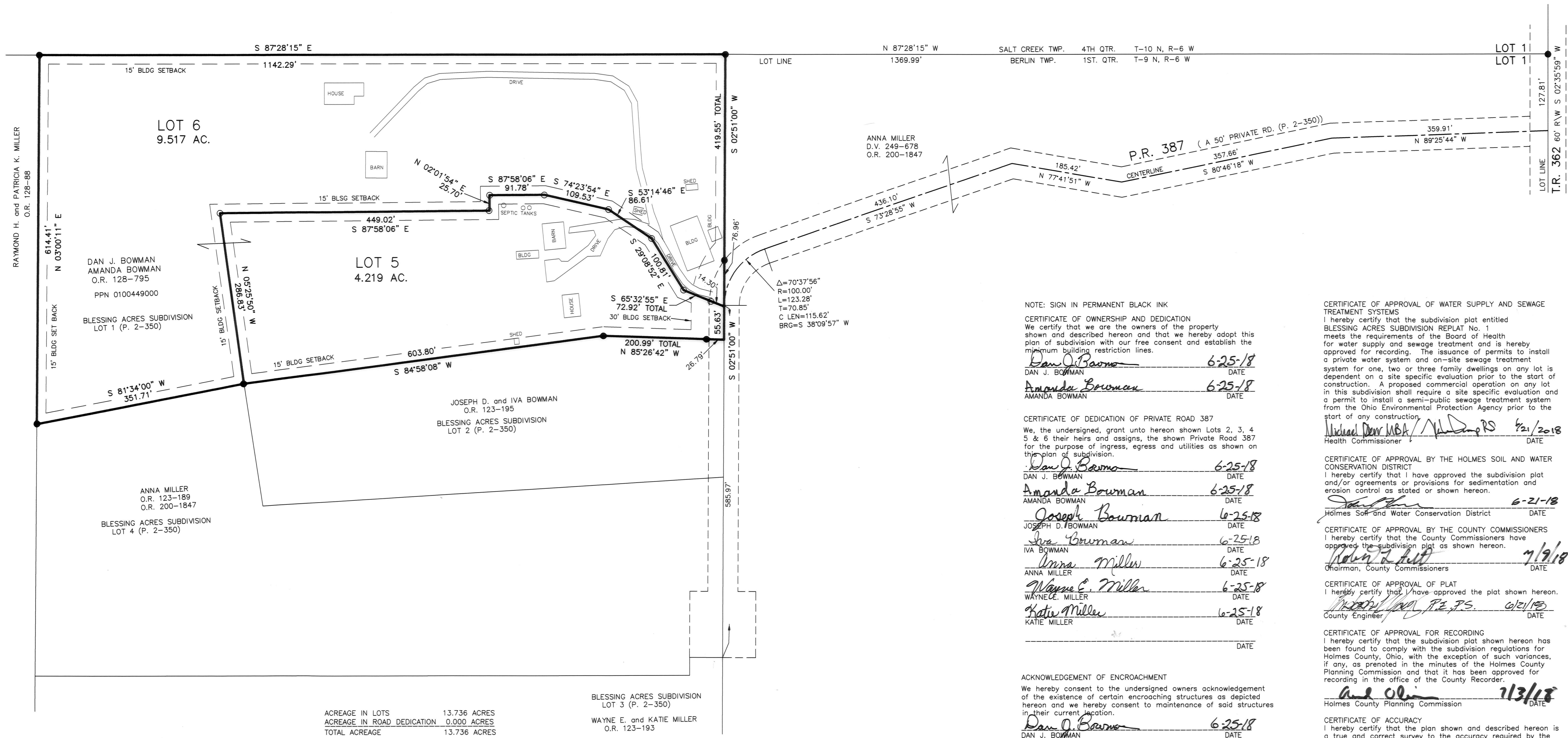
REFERENCES  
 O.R. VOL. 128 PAGE 795  
 PLAT VOL. 2 PAGE 350  
 BEARINGS FROM  
 PLAT VOL. 2 PAGE 350

# BLESSING ACRES SUBDIVISION REPLAT No. 1

## REPLAT of BLESSING ACRES SUBDIVISION (P.2-350) LOT 1

(FINAL)

201800112085  
 B: 2 P: 571  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANTA HALL, COUNTY RECORDER  
 05/15/2018 09:59 AM  
 PLAT LARGE - 86.40  
 PAGES: 1



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.

*Dan J. Bowman* 6-25-18  
 DAN J. BOWMAN DATE  
*Amanda Bowman* 6-25-18  
 AMANDA BOWMAN DATE

**CERTIFICATE OF DEDICATION OF PRIVATE ROAD 387**  
 We, the undersigned, grant unto hereon shown Lots 2, 3, 4, 5 & 6 their heirs and assigns, the shown Private Road 387 for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

*Dan J. Bowman* 6-25-18  
 DAN J. BOWMAN DATE  
*Amanda Bowman* 6-25-18  
 AMANDA BOWMAN DATE  
*Joseph Bowman* 6-25-18  
 JOSEPH D. BOWMAN DATE  
*Iva Bowman* 6-25-18  
 IVA BOWMAN DATE  
*Anna Miller* 6-25-18  
 ANNA MILLER DATE  
*Wayne E. Miller* 6-25-18  
 WAYNE E. MILLER DATE  
*Katie Miller* 6-25-18  
 KATIE MILLER DATE

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
 I hereby certify that the subdivision plat entitled BLESSING ACRES SUBDIVISION REPLAT No. 1 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 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* 6/21/2018  
 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.

*Joseph Bowman* 6-21-18  
 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.

*Don C. Baker* 7/9/18  
 Chairman, County Commissioners DATE

**CERTIFICATE OF APPROVAL OF PLAT**  
 I hereby certify that I have approved the plat shown hereon.

*Michael Don MBA* 6/21/18  
 County Engineer DATE

**ACKNOWLEDGEMENT OF ENCROACHMENT**  
 We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

*Dan J. Bowman* 6-25-18  
 DAN J. BOWMAN DATE  
*Amanda Bowman* 6-25-18  
 AMANDA BOWMAN DATE  
*Joseph Bowman* 6-25-18  
 JOSEPH D. BOWMAN DATE  
*Iva Bowman* 6-25-18  
 IVA BOWMAN DATE  
*Anna Miller* 6-25-18  
 ANNA MILLER DATE  
*Wayne E. Miller* 6-25-18  
 WAYNE E. MILLER DATE  
*Katie Miller* 6-25-18  
 KATIE MILLER 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 Planning Commission and that it has been approved for recording in the office of the County Recorder.

*And Olson* 7/13/18  
 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.

*Donald C. Baker* 6/19/2018  
 Donald C. Baker, P.S. 6938 DATE

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.

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL 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

**MAINTENANCE AGREEMENT**  
 THE OWNERS OF LOTS 2, 3, & 4 OF BLESSING ACRES SUBDIVISION AND THE OWNERS OF LOTS 5 & 6 OF BLESSING ACRES SUBDIVISION REPLAT NO. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROAD 387. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD 387.

BLESSING ACRES SUBDIVISION LOT 3 (P. 2-350)  
 WAYNE E. and KATIE MILLER  
 O.R. 123-193

ACREAGE IN LOTS 13.736 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 13.736 ACRES

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

BERLIN TOWNSHIP  
 1ST. QTR., LOT 1  
 T-9 N; R-6 W  
 HOLMES COUNTY, OHIO

0' 100' 200' 300'  
 SCALE: 1"=100'

DATE: MAY 21, 2018 KES WORK4S-194-18

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



TRANSFER NOT NECESSARY  
 DATE August 16, 2018  
 AUDITOR Jackie McVey