

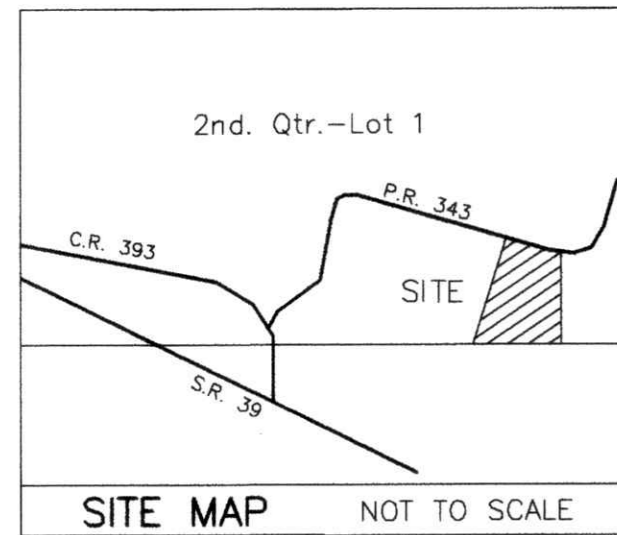
RAY-MAR HERITAGE HILLS SUBDIVISION- PHASE I

(P. 2-270)

REPLAT OF LOTS 3 & 4

(FINAL)

AGENT:
 JOE PARISH
 8756 P.R. 343
 WINESBURG, OHIO 44690
 PHONE: 330-231-4497



REFERENCES
 O.R. VOL. 110 PAGE 728
 O.R. VOL. 184 PAGE 414
 PLAT VOL. 2 PAGE 270
 PLAT VOL. 2 PAGE 303
 PLAT VOL. 2 PAGE 342
 BEARINGS FROM
 PLAT VOL. 2 PAGE 270

PROPERTY LINE/CENTERLINE ROAD

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	13°41'05"	597.50'	142.71'	71.70'	142.37'	S 54°06'33" E
C2	26°29'49"	254.84'	117.85'	60.00'	116.81'	N 60°30'57" W
C3	13°23'42"	254.84'	59.58'	29.93'	59.44'	N 80°27'42" W

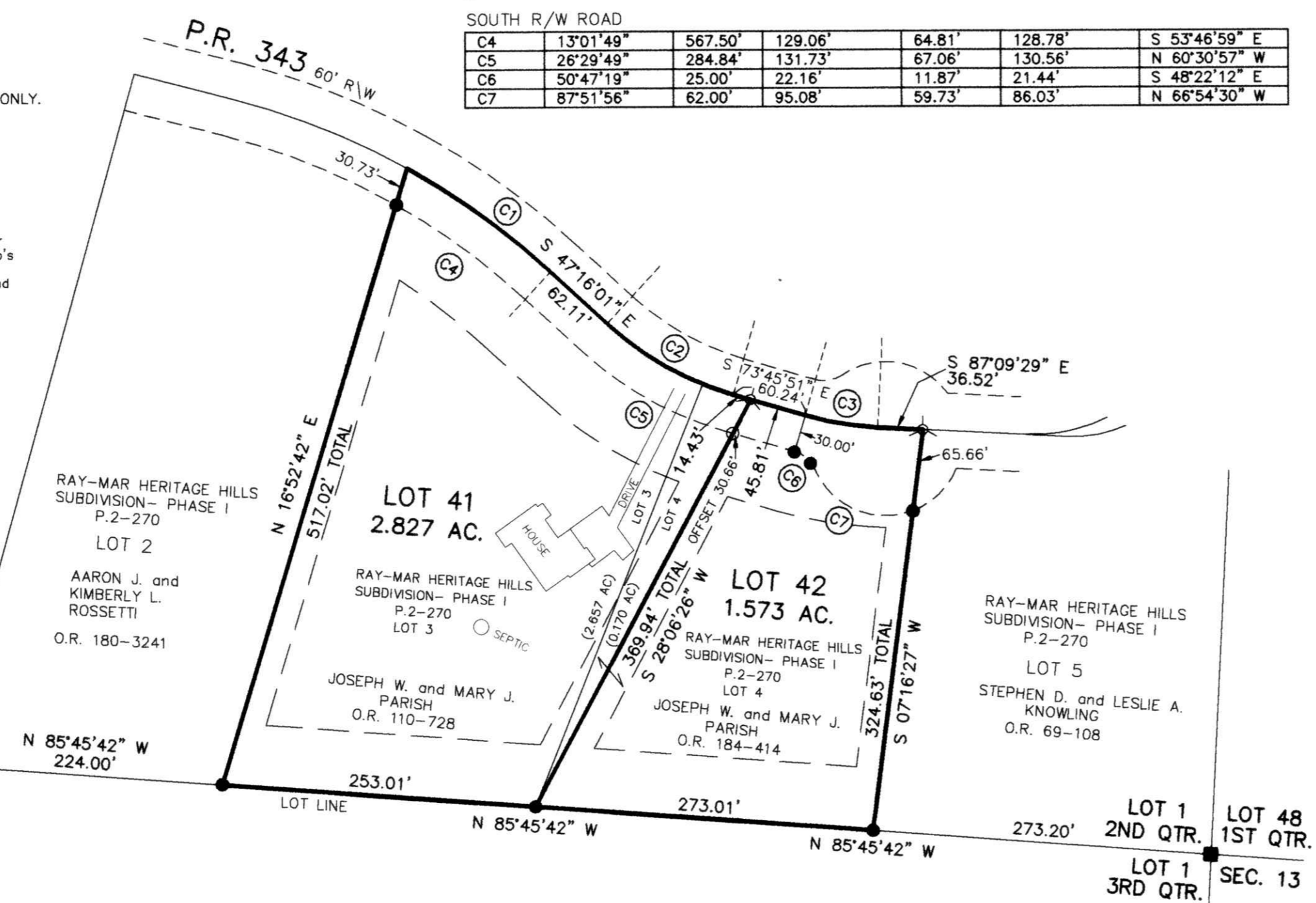
SOUTH R/W ROAD

C4	13°01'49"	567.50'	129.06'	64.81'	128.78'	S 53°46'59" E
C5	26°29'49"	284.84'	131.73'	67.06'	130.56'	N 60°30'57" W
C6	50°47'19"	25.00'	22.16'	11.87'	21.44'	S 48°22'12" E
C7	87°51'56"	62.00'	95.08'	59.73'	86.03'	N 66°54'30" W

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.
 NOTE: BUILDING SETBACK LINES ARE 20' OFF SIDE LINES AND 80' FROM C/L ROAD AND 50' FROM REAR LINES.

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.

ACREAGE IN LOTS 4.400 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 4.400 ACRES



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.

NOTE: THE ABOVE LOTS 41 and 42 HAS THE SAME RIGHTS TO P.R. 343 AS PREVIOUS LOTS 3 and 4 AND IS ALSO SUBJECT TO THE MAINTENANCE AGREEMENT AS SHOWN HEREON.

NOTE: All lots are subject to a Declaration of Covenants, Easements and Restrictions recorded in Deed Volume 279 page 338.

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.
 Joseph W. Parish 11-5-13
 JOSEPH W. PARISH DATE
 Mary J. Parish 11-5-13
 MARY J. PARISH DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE I REPLAT OF LOTS 3 & 4 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.
 D. Madden MD MPH / P. Adams MS 11/5/2013
 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.
 Phyllis Gilmore 11-5-2013
 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.
 Patricia Kelly 11/10/13
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
 I hereby certify that I have approved the plat shown hereon.
 Christopher R. Young, P.E., P.S. 11/5/13
 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.
 A. K. O. 11/5/13
 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 OCT. 31, 2013
 Donald C. Baker P.S. 6938 DATE



<p>DONALD C. BAKER SURVEYING 138 N. CLAY STREET MILLERSBURG, OHIO 44654 PH. 330-674-4788 FAX 330-674-6027</p>	<p>HARDY TOWNSHIP 2ND. QTR., LOT 1 T-9 N; R-7 W HOLMES COUNTY, OHIO</p>	<p>0' 100' 200' 300' SCALE: 1"=100' DATE: SEPT. 12, 2013 KES\ DAN WORK4\S-437-13</p>	<p>■ STONE FOUND ● 5/8" REBAR FOUND ● UNLESS OTHERWISE NOTED ○ P.K. NAIL SET ○ 5/8" REBAR SET WITH I.D. CAP ○ I.D. CAP MARKED "BAKER 6938"</p>
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TRANSFER NOT NECESSARY
 DATE November 19, 2013
 AUDITOR Jackie McKee JLS