

BRAYAN ACRES SUBDIVISION REPLAT No. 1

REPLAT OF BRAYAN ACRES SUBDIVISION (P. 19-773) LOT 2 and ADDITIONAL LANDS (FINAL)

20200010580

B: 19 P: 4165
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
09/09/2020 10:58 AM
PLAT MED. 43.28
PAGES: 1

ORV 273 Pgs 5565
5567

AGENT:
JR. MILLER
KAUFMAN REALTY
P. O. BOX 422
SUGARCREEK, OHIO 44681
PHONE: 330-231-1914

BERTHA N. WEAVER, SUCCESSOR TRUSTEE OF
THE VERNON R. WEAVER REVOCABLE TRUST
BERTHA N. WEAVER, TRUSTEE OF THE
BERTHA N. WEAVER REVOCABLE TRUST
O.R. 177-196
O.R. 273-435
PN 0100750018

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.

JUNIOR MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 13, 2020.

BRAYAN, LLC
JUNIOR MILLER, OWNER
DATE

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
We, the undersigned, grant unto hereon shown Lot 3, their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

JUNIOR MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 13, 2020.

BRAYAN, LLC
JUNIOR MILLER, OWNER
DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BRAYAN 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 on a lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr 8/19/2020
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.

[Signature] 8/19/2020
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.

[Signature] DATE
Chairman, County Commissioners

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

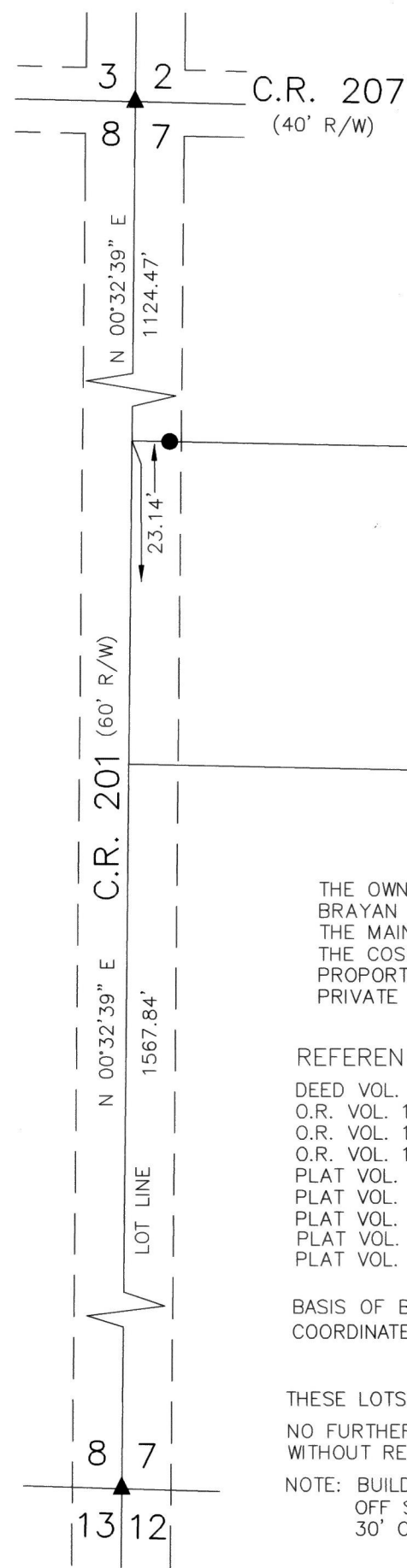
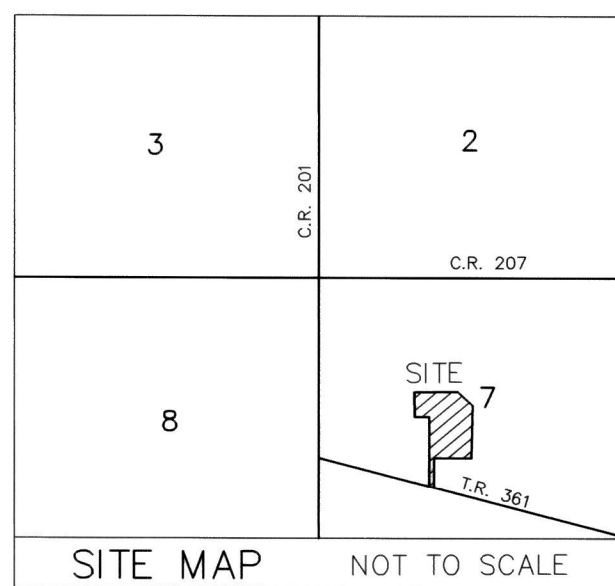
[Signature] 8/19/2020
County Engineer DATE

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.

Arnold Oliver 8/19/2020
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 JULY 30, 2020
Donald C. Baker P.S. 6938 DATE



MAINTENANCE AGREEMENT
THE OWNERS OF LOT 1 OF BRAYAN ACRES SUBDIVISION AND LOT 3 OF BRAYAN ACRES SUBDIVISION REPLAT No. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

REFERENCES:

- DEED VOL. 256 PAGE 818
- O.R. VOL. 177 PAGE 196
- O.R. VOL. 191 PAGE 84
- O.R. VOL. 187 PAGE 3226
- PLAT VOL. 19 PAGE 670
- PLAT VOL. 19 PAGE 763
- PLAT VOL. 19 PAGE 773
- PLAT VOL. 8 PAGE 345
- PLAT VOL. 19 PAGE 4121

BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOT.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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

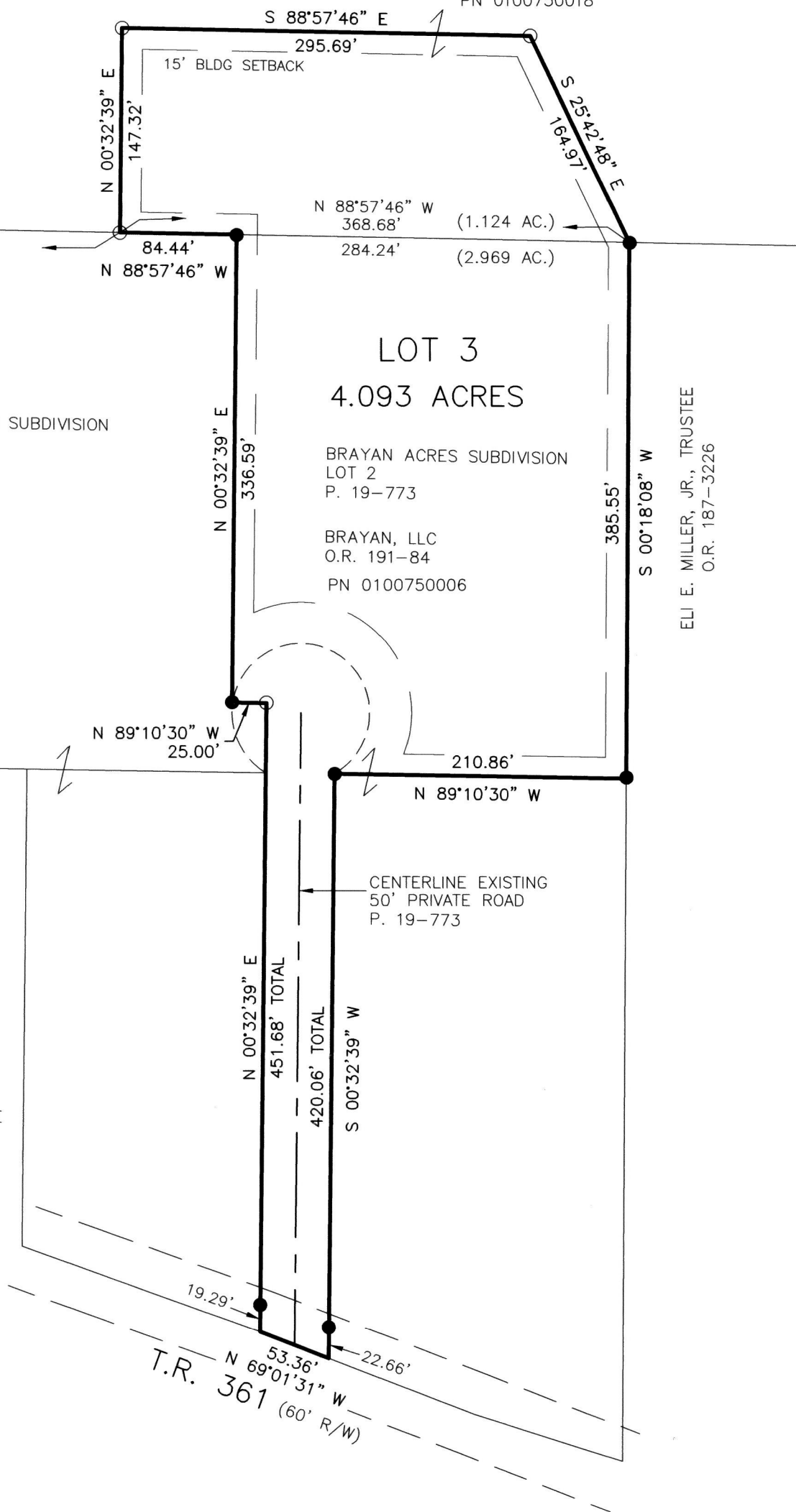
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

ACREAGE IN LOT	4.093 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	4.093 ACRES

MASTER PLAT

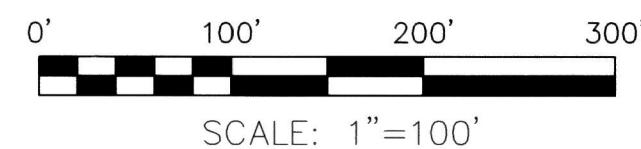
THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 1.124 ACRES FROM BERTHA N. WEAVER, SUCCESSOR TRUSTEE OF THE VERNON R. WEAVER REVOCABLE TRUST AND BERTHA N. WEAVER, TRUSTEE OF THE BERTHA N. WEAVER REVOCABLE TRUST TO ADJOINER
- ACTION 2) COMBINE 1.124 ACRES WITH EXISTING LOT 2 OF BRAYAN ACRES SUBDIVISION
- ACTION 3) CONVEY NEW LOT 3



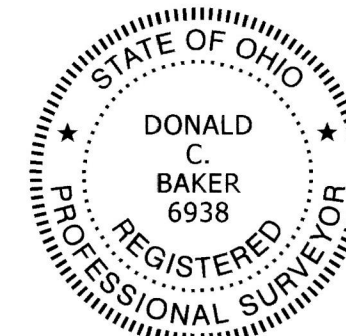
BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP
1ST. QTR., LOT 7
T-9 N; R-6 W
HOLMES COUNTY, OHIO



DATE: JUNE 18, 2020 WORK5\S-341-20\ALG ALG\KES

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"



TRANSFER NOT NECESSARY
DATE: September 09, 2020
AUDITOR: *[Signature]*