

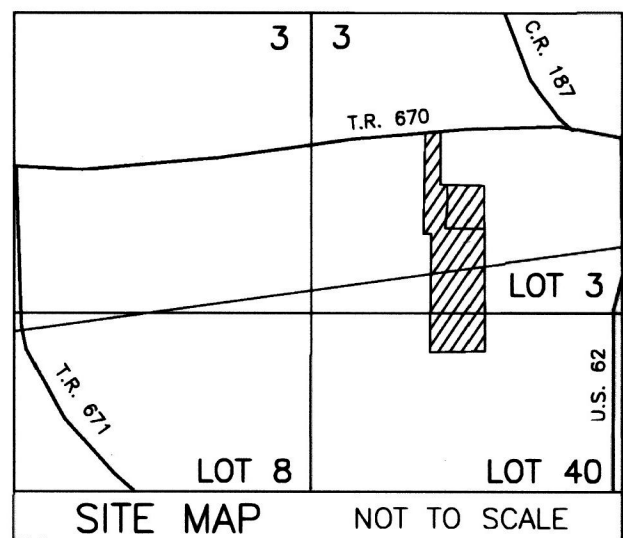
PAINT TOWNSHIP SUBDIVISION No. 7

(FINAL)

AGENT:
MERLE BEACHY
2283 T.R. 415
DUNDEE, OHIO 44624
PHONE: 330-231-2460

RONALD L. SCHEUFLER
PRISCILLA LYNN SCHEUFLER
O.R. 181-2931

202100014484
B: 19 P: 4350
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
03/31/2021 02:42 PM
PLAT MED . 43.20
PAGES: 1
ORV 276 PG 3286
ORV 276 PG 3289
ORV 276 PG 3291
ORV 276 PG 3295
ORV 276 PG 3299



REFERENCES

DEED VOL. 243 PAGE 757
O.R. VOL. 226 PAGE 2361
O.R. VOL. 181 PAGE 2931
O.R. VOL. 275 PAGE 3406
PLAT VOL. 19 PAGE 1852
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 LOTS.
NOTE: BUILDING SETBACK LINES ARE 15'
OFF SIDE AND 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 24.149 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 24.149 ACRES

MASTER PLAT

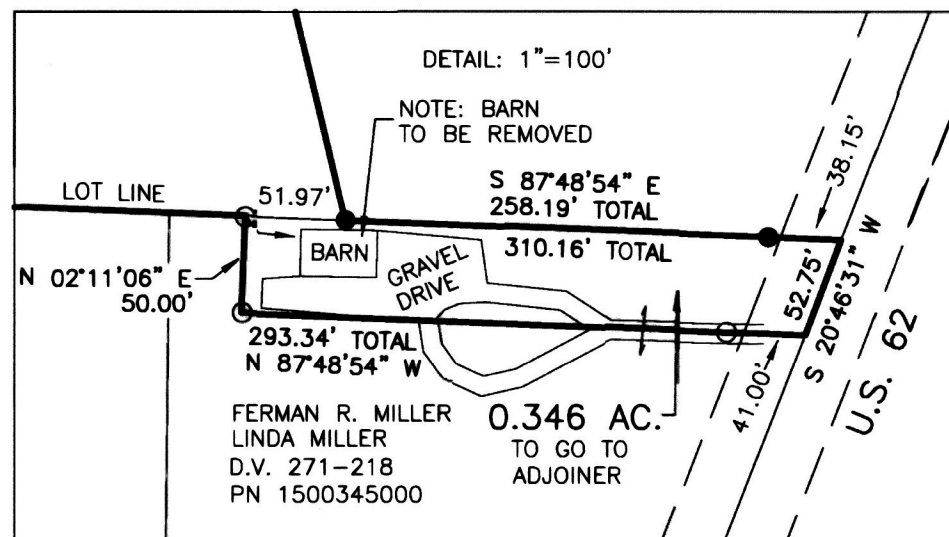
THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 20.000 ACRE PARCEL TO ADJOINER
- ACTION 2) CONVEY 0.346 ACRE PARCEL FROM FERMAN R. MILLER AND LINDA MILLER TO MERLE BEACHY AND FIRMAN MILLER AND NOAH MILLER AND RONALD L. SCHEUFLER
- ACTION 3) SPLIT 23.052 ACRES OUT OF PN 1500153001 AND COMBINE WITH 0.346 ACRES TO CREATE AND CONVEY 23.398 ACRE PARCEL
- ACTION 4) TRANSFER AND RECORD PLAT TO CREATE NEW LOT 1 AND LOT 2
- ACTION 5) CONVEY LOT 1 WITH A 50' COMMON ACCESS EASEMENT WITH A 50' COMMON ACCESS
- ACTION 6) CONVEY LOT 2 EASEMENT

HARRY M. MILLER
MARY M. MILLER
D.V. 193-588
D.V. 243-753
D.V. 243-757

CHRISTOPHER P. MILLER
JEWEL M. MILLER
PHILIP A. MILLER
RUTH A. MILLER
O.R. 275-963

30' RIGHT OF WAY TO
THE OHIO TELEPHONE AND
TELEGRAPH COMPANY
D.V. 177-220



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.

Merle Beachy, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
MERLE BEACHY DATE
Firman Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
FIRMAN MILLER DATE
Noah Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
NOAH MILLER DATE
Ronald L. Scheufler, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
RONALD L. SCHEUFLER DATE

NOTE: SIGN IN PERMANENT BLACK INK

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT
We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Merle Beachy, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
MERLE BEACHY DATE

Firman Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
FIRMAN MILLER DATE

Noah Miller, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
NOAH MILLER DATE

Ronald L. Scheufler, pursuant to electronic signature verification by Holmes County Planning Commission on February 4, 2021
RONALD L. SCHEUFLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled PAINT TOWNSHIP SUBDIVISION No. 7 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 any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr 2/10/2021
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] 2/10/2021
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.

Robert J. Auld 2/10/2021
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Donald C. Baker, P.E., P.S. 2/10/2021
County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

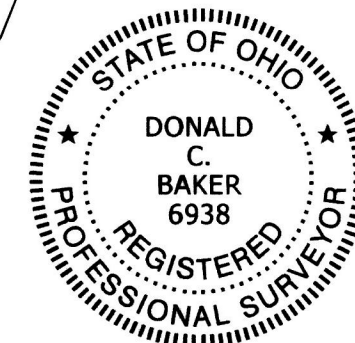
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as noted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Arnold Oliver 2/10/2021
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 JANUARY 27, 2021
Donald C. Baker, P.S. 6938 DATE



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

PAINT TOWNSHIP
FRACTIONAL SEC. 3
T-14 N; R-11 W
2ND QTR., LOT 3
3RD QTR., LOTS 25 & 40
T-10 N; R-4 W
HOLMES COUNTY, OHIO

TRANSFER NOT NECESSARY
DATE *March 31, 2021*
AUDITOR *[Signature]*

