

Paint Township
 N.E. Qtr, Section 27
 T-15 N; R-11 W
 Holmes County, Ohio

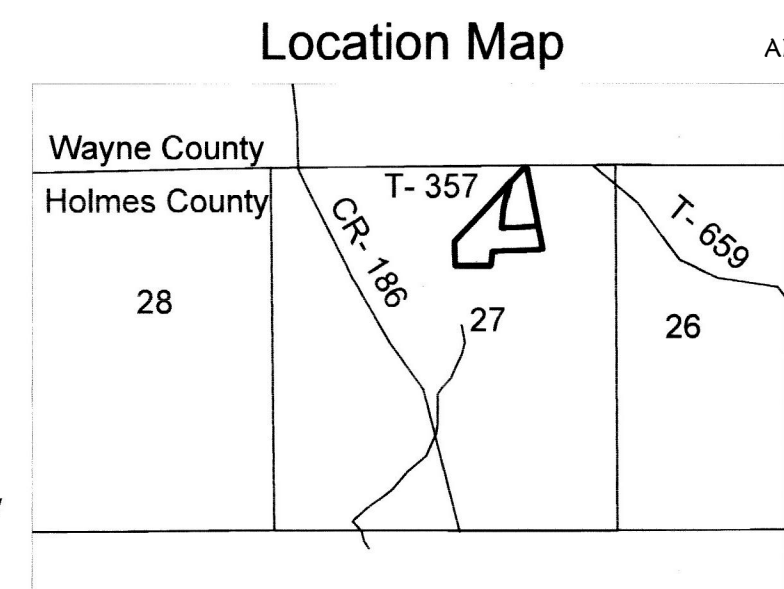
(Final)
Blue Heron Subdivision Replat No. 1

SURVEYED FOR: Kyle Miller
 2134 T.R. 357
 Dundee, OH 44624

Replat of
 Blue Heron Subdivision (Plat Vol. 19 Page 3313) Lots 1 and Lot 2.

MASTER PLAT: The Purpose of the Survey

- Action 1) Vacate existing easement as shown on Plat Vol. 19 Page 3313.
- Action 2) Convey 0.077 acres and 0.004 from Kyle Aaron Miller and Rosemary Miller PPN 1500189003 to Aaron Jay Miller and Naomi J. Miller PPN 1500189005.
- Action 3) Convey 0.081 acres from Aaron Jay Miller and Naomi J. Miller PPN 1500189005 to Kyle Aaron Miller and Rosemary Miller PPN 1500189003.
- Action 4) Convey new Lot 3 and new 50 foot Common Access Easement.
- Action 5) Convey new Lot 4.



No Scale

ORV 280 Pg 5819
 ORV 280 Pg 5821
 ORV 280 Pg 5824
 ORV 280 Pg 5829
 ORV 280 Pg 5832

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby 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.

Kyle Aaron Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Kyle Aaron Miller DATE

Rosemary Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Rosemary Miller DATE

Aaron J. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Aaron J. Miller DATE

Naomi J. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Naomi J. Miller DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the Undersigned, grant unto hereon shown Lots 3 and 4, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Kyle Aaron Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Kyle Aaron Miller DATE

Rosemary Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Rosemary Miller DATE

Aaron J. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Aaron J. Miller DATE

Naomi J. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on September 30, 2020
 Naomi J. Miller DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Blue Heron 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 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 E. Herr 10/8/2020
 COUNTY 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.

Caleb Jerome Galbraith 10/8/2020
 HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

Arnold Oliver 10/8/2020
 CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Michael J. P.P.S. 10/8/2020
 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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

Arnold Oliver 10/8/2020
 HOLMES COUNTY PLANNING COMMISSION DATE

REFERENCES:

- Tax Maps
- Deed Volumes and Official Records as listed
- Plat Vol. 19 Page 1390
- Plat Vol. 16 Page 434
- Plat Vol. 15 Page 120
- Plat Vol. 19 Page 3313

NOTES:

- (1) Basis of Bearing are from Ohio State Plane Coordinate System Ohio North Zone, NAD 83, All Dimensions are in Ground Distances.
- (2) Iron pins indicated (set) are 5/8" rebar with a orange plastic cap marked "Galbraith 8703".
- (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards are available at the Holmes Soil and Water Conservation District Office:
 62 W. Clinton Street
 Millersburg, Ohio 44654
- (4) Building setback lines are thirty (30) Feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (5) These Lots are used for residential purposes.
- (6) No further splits will be permitted without replating said lots.
- (7) No additional Lots shall be approved by the Holmes County Planning Commission for a 2 year time period from the date of the approval of the preliminary plat

Maintenance Agreement

The owners of Lots 3 and 4 of the Blue Heron Subdivision Replat No. 1 shall be responsible for the Maintenance of the 50' common Access Drive. The cost of said maintenance shall be shared Proportionately among all parties entitled to use said common access drive and choose to do so.



CERTIFICATE OF ACCURACY

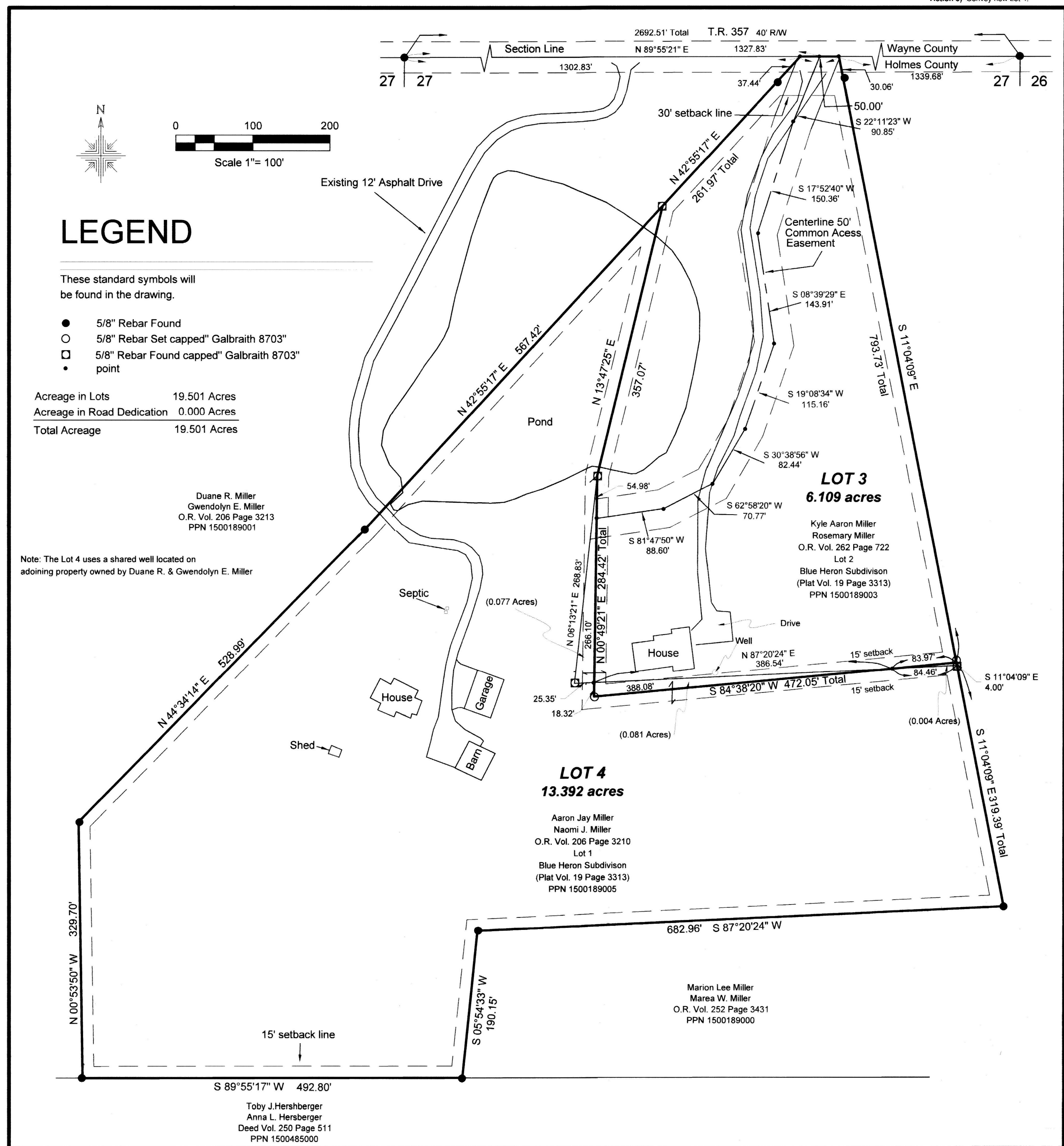
I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith
 Caleb Jerome Galbraith P.S. 8703
 Date: July 21, 2020
 Job ID: 9520-H27
 Pioneer Surveying & Services, LLC.
 5434 Township Road 377
 Millersburg, Ohio 44654
 Phone: 330-231-0497
 Email: caleb@pioneersurveyingandservices.com



TRANSFER NOT NECESSARY

DATE *March 15, 2022*
 AUDITOR *John McCleary*



LEGEND

These standard symbols will be found in the drawing.

- 5/8" Rebar Found
- 5/8" Rebar Set capped" Galbraith 8703"
- 5/8" Rebar Found capped" Galbraith 8703"
- point

Acreage in Lots	19.501 Acres
Acreage in Road Dedication	0.000 Acres
Total Acreage	19.501 Acres

Duane R. Miller
 Gwendolyn E. Miller
 O.R. Vol. 206 Page 3213
 PPN 1500189001

Note: The Lot 4 uses a shared well located on adjoining property owned by Duane R. & Gwendolyn E. Miller

Toby J. Hershberger
 Anna L. Hershberger
 Deed Vol. 250 Page 511
 PPN 1500485000