

Paint Township
4th Qtr. Lot 29
T-10 N, R-5 W
Holmes County, Ohio

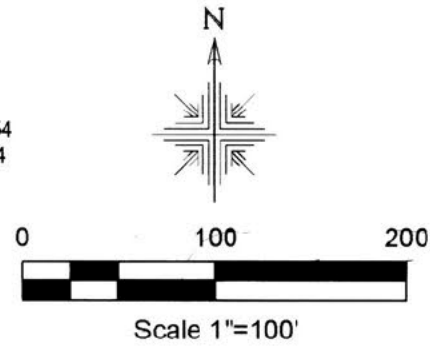
Agent: Raymond M. Miller
7020 T.R. 654
Millersburg, OH 44654
Phone: 330-893-2044

REFERENCES:

Deeds as shown

Plat Vol. 17 Page 708
Plat Vol. 17 Page 787
Plat Vol. 16 Page 877
Plat Vol. 19 Page 1469
Plat Vol. 19 Page 4139

Area in Lots 8.621 Acres
Area in Road Dedication 0.000 Acres
Total Area in Allotment 8.621 Acres



- 5/8" Rebar Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- Point

Paint Township Subdivision No. 13

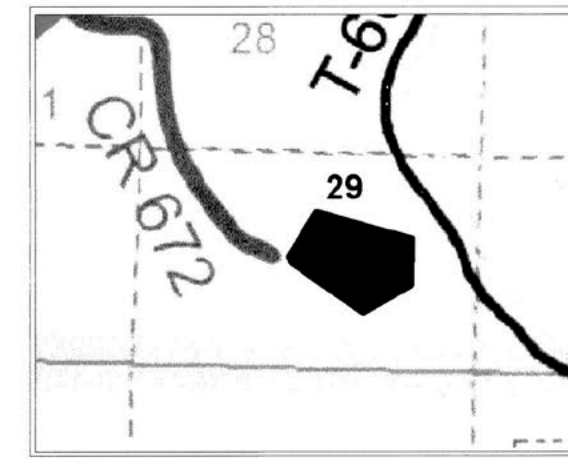
(Final)

MASTER PLAT: The Purpose of this survey.

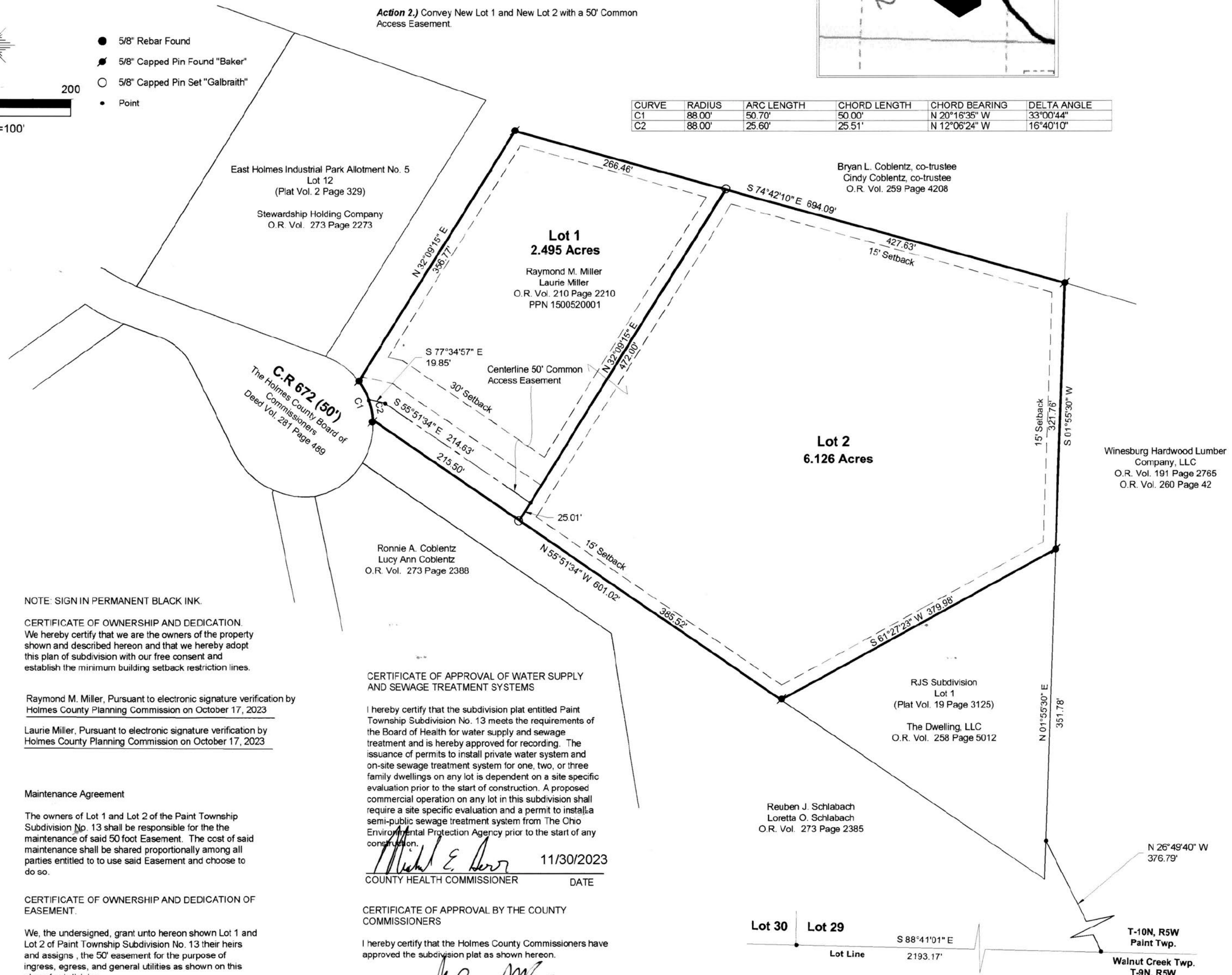
Action 1.) Transfer and record plat to create new lots.

Action 2.) Convey New Lot 1 and New Lot 2 with a 50' Common Access Easement.

Location Map No Scale



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00'	50.70'	50.00'	N 20°16'35" W	33°00'44"
C2	88.00'	25.60'	25.51'	N 12°06'24" W	16°40'10"



NOTES:

- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.
- (2) Iron pins indicated (set) are 5/8" rebar with an 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 is available at the Holmes Soil and Water Conservation District Office:
62. W. Clinton Street
Millersburg, Ohio 44654
- (4) State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.
- (5) Building setback lines are thirty (30) Feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
- (6) All Lots are used for residential purposes
- (7) No further splits will be permitted without replatting said lot.

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 setback restriction lines.

Raymond M. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 17, 2023

Laurie Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 17, 2023

Maintenance Agreement

The owners of Lot 1 and Lot 2 of the Paint Township Subdivision No. 13 shall be responsible for the maintenance of said 50 foot Easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said Easement and choose to do so.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF EASEMENT.

We, the undersigned, grant unto hereon shown Lot 1 and Lot 2 of Paint Township Subdivision No. 13 their heirs and assigns, the 50' easement for the purpose of ingress, egress, and general utilities as shown on this plan of subdivision.

Raymond M. Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 17, 2023

Laurie Miller, Pursuant to electronic signature verification by Holmes County Planning Commission on October 17, 2023

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

[Signature] 11/30/2023
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled Paint Township Subdivision No. 13 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.

[Signature] 11/30/2023
COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

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

[Signature] DATE
CHAIRMAN, COUNTY COMMISSIONERS

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] 11/30/2023
HOLMES SOIL AND WATER CONSERVATION DISTRICT 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.

[Signature] 11/30/2023
HOLMES COUNTY PLANNING COMMISSION DATE



CERTIFICATE OF ACCURACY

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

[Signature]
Caleb Jerome Galbraith P.S. 8703
Date: October 1, 2023
Job ID: 10823-P4

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



20230004917

B: 19 P: 5162
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
12/11/2023 11:16 AM
PLAT MED . 43.20
PAGES: 1

ORV 287 Pg 3356

TRANSFER NOT NECESSARY

DATE *Dec 11, 2023*
AUDITOR: *Jackie McKee-PT*