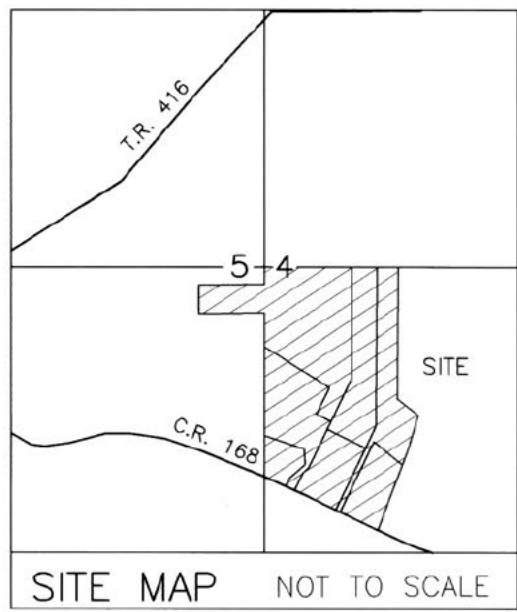


# HERITAGE MAPLE SPRINGS FARM SUBDIVISION

(FINAL)

20240002982

B: 19 P: 5348  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 08/13/2024 01:05 PM  
 SMALL PLAT . 40.00  
 PAGES: 1  
 ORV 289 Pg 4123  
 ORV 289 Pg 4131



AGENT:  
 TIM MILLER  
 163 E. JACKSON STREET, SUITE A  
 MILLERSBURG, OHIO 44654  
 PHONE: 740-502-6786

REFERENCES

- O.R. VOL. 284 PAGE 2377
- O.R. VOL. 252 PAGE 6369
- O.R. VOL. 252 PAGE 6367
- PLAT VOL. 19 PAGE 2758
- PLAT VOL. 19 PAGE 5048
- PLAT VOL. 19 PAGE 4907

BASIS OF BEARINGS FROM OHIO STATE PLANE  
 COORDINATE SYSTEM, NORTH ZONE,  
 N.A.D. 83, 2011 ADJUSTMENT

MASTER PLAT

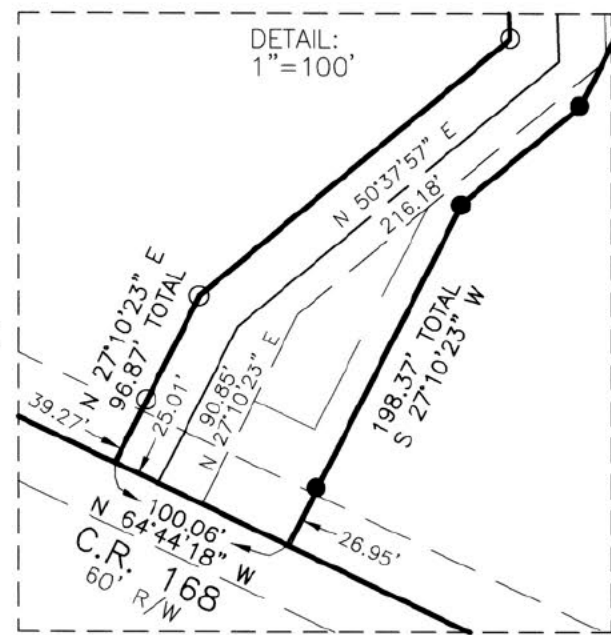
- ACTION 1) TRANSFER AND RECORD PLAT
- ACTION 2) CONVEY 3,500 ACRES, 7,050 ACRES, LOT 1, LOT 2, & LOT 4 FROM DEBBIE K. LONES TO HERSELF
- ACTION 3) CONVEY 7,400 ACRES AND LOT 3 FROM THOMAS ALLEN MILLER TO HIMSELF

ACREAGE IN LOTS 66.473 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 66.473 ACRES

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.



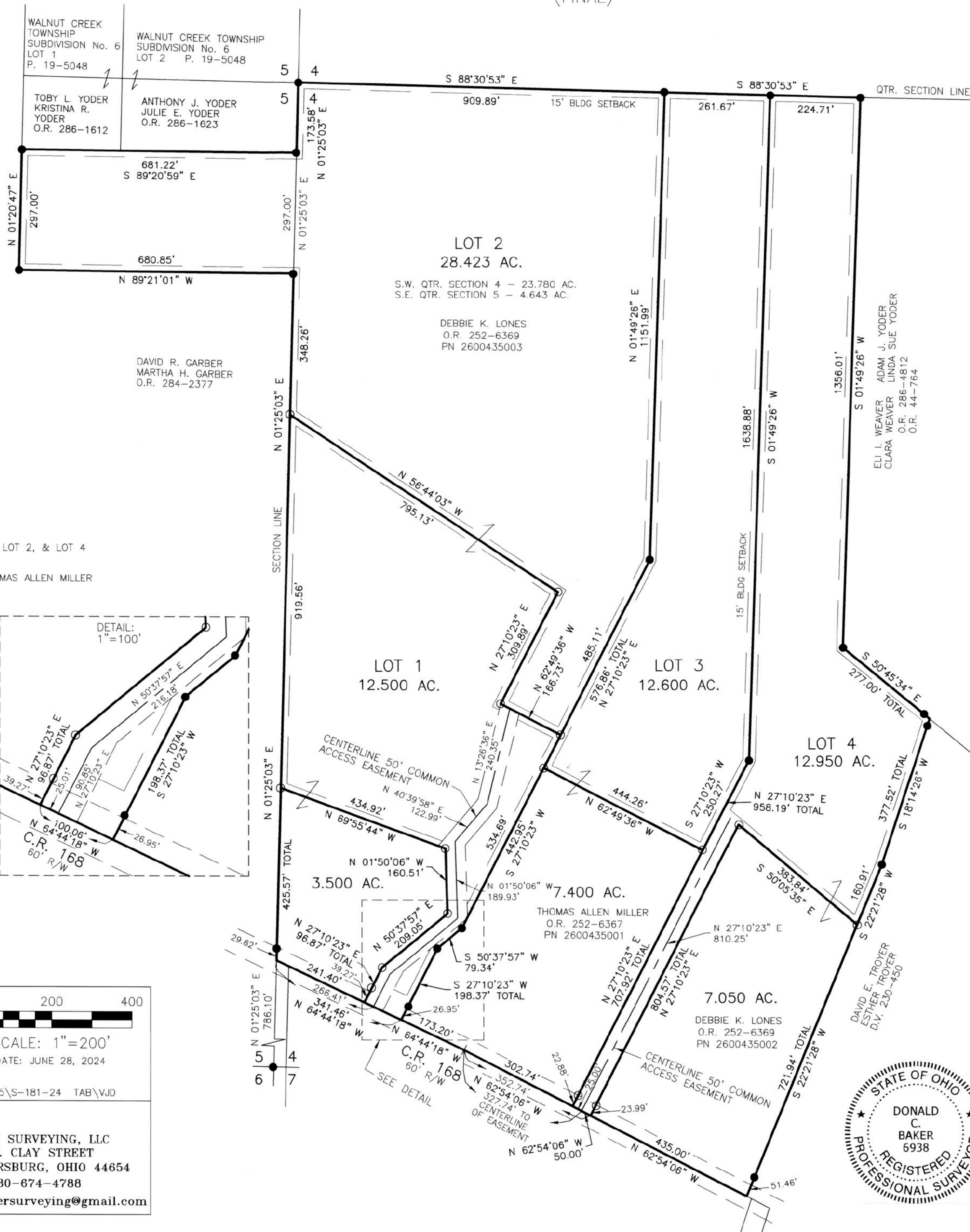
WALNUT CREEK TOWNSHIP  
 S.W. QTR. SECTION 4  
 S.E. QTR. SECTION 5  
 T-9 N; R-4 W  
 HOLMES COUNTY, OHIO

SCALE: 1"=200'  
 DATE: JUNE 28, 2024

WORKS\5-181-24 TAB\VJD

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

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



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.

DEBBIE K. LONES, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 12, 2024.

DEBBIE K. LONES DATE

THOMAS ALLEN MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 12, 2024.

THOMAS ALLEN MILLER DATE

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

DEBBIE K. LONES, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 12, 2024.

DEBBIE K. LONES DATE

CERTIFICATE OF DEDICATION OF EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 3 & 4, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

DEBBIE K. LONES, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 12, 2024.

DEBBIE K. LONES DATE

THOMAS ALLEN MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JULY 12, 2024.

THOMAS ALLEN MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled HERITAGE MAPLE SPRINGS FARM SUBDIVISION 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. Dorner* 7/31/2024  
 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]* 7/31/2024  
 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.

*David L. Haege* 8/5/24  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

*David L. Haege, P.E., P.S.* 7/31/2024  
 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 pronounced 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 O* 7/31/2024  
 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 9, 2024  
 Donald C. Baker, P.S. 6938 DATE

TRANSFER NOT NECESSARY

DATE August 13, 2024  
 AUDITOR Jackie McKee