

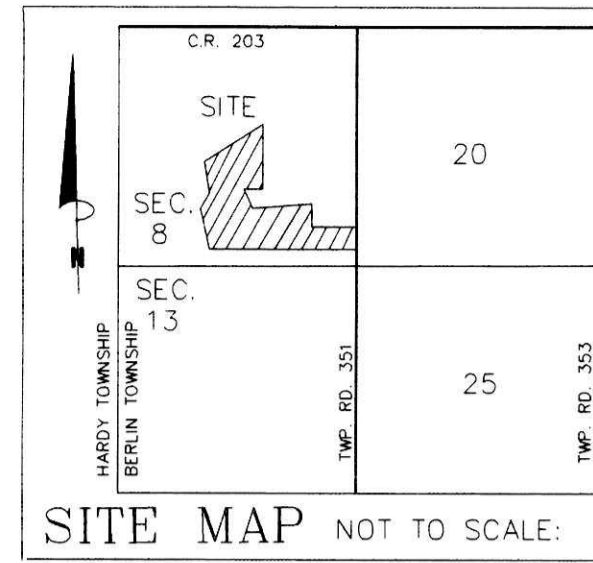
BLUEBIRD HAVEN SUBDIVISION

(FINAL)

GRANTORS:
ALBERT M. & SUSANNA MILLER
5649 T.R. 351
MILLERSBURG, OHIO 44654
PHONE: 330-674-0046

200200019848
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
12-06-2002 03:16 PM
PLAT LARGE 43.20
DR Book 2 Page 354 - 354

200200019848
ALBERT M. MILLER
SUSANNA MILLER
5649 T.R. 351
MILLERSBURG, OH 44654



REFERENCES:

- DEED VOL. 176 PAGE 253
- DEED VOL. 253 PAGE 945
- DEED VOL. 254 PAGE 484
- O.R. VOL. 1 PAGES 323, 327, & 651
- O.R. VOL. 104 PAGES 912 & 914
- PLAT VOL. 12 PAGES 823 & 865
- PLAT VOL. 15 PAGE 160
- PLAT VOL. 17 PAGE 535
- BEARINGS FROM PLAT VOL. 15 PAGE 160

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: 82 West Clinton Street Millersburg, Ohio 44654

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

THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY.

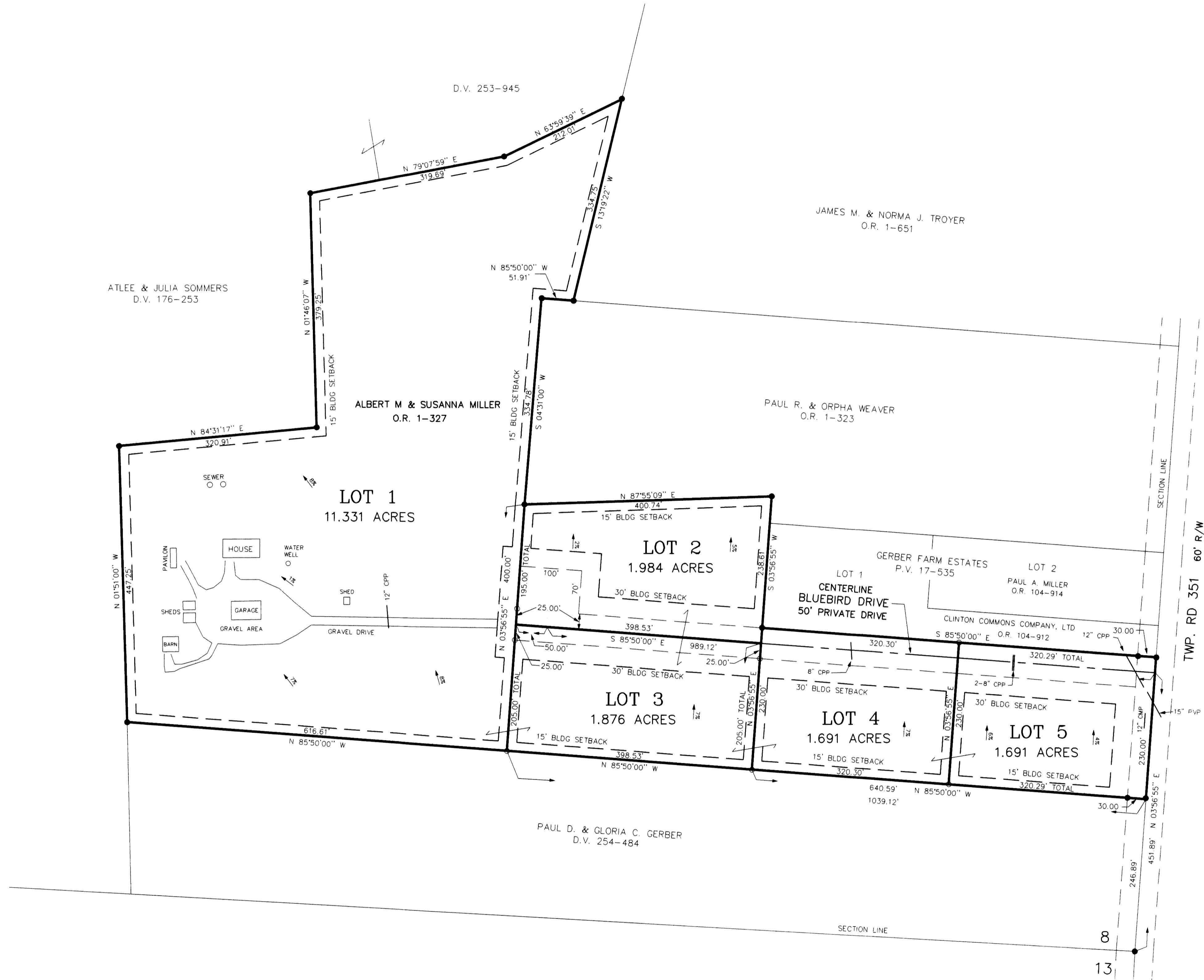
No further splits will be permitted without replatting said lot.

AREA IN LOTS 18.573 ACRES.
AREA IN ROAD DEDICATION 0.000 ACRES.
TOTAL AREA IN ALLOTMENT 18.573 ACRES.

MAINTENANCE AGREEMENT
THE OWNERS OF LOTS 1 THROUGH 5 OF THE WITHIN SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS BLUEBIRD DRIVE. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL LOT OWNERS ENTITLED TO USE SAID PRIVATE DRIVE AND SO CHOOSES TO USE SAID PRIVATE DRIVE. MAINTENANCE OF SAID ROAD SHALL INCLUDE SNOW REMOVAL.

RESTRICTIVE COVENANTS

- 1) THERE SHALL BE NO COMMERCIAL FARM OPERATION PERMITTED ON THIS ACREAGE. A COMMERCIAL FARM OPERATION SHALL INCLUDE, BUT NOT BE LIMITED TO CHICKEN, TURKEY, HOG, VEAL, OR OTHER OPERATIONS WITH THE POTENTIAL TO CREATE A PUBLIC NUISANCE ON LIMITED ACREAGE IN A PRIMARILY RESIDENTIAL COMMUNITY. THIS RESTRICTION IS NOT INTENDED TO PROHIBIT AN ENTERPRISE SUCH AS A WOODWORKING SHOP WHICH REMAINS PRIMARILY A FAMILY OPERATION.
- 2) NO STORAGE OF CARS, TRACTORS, TRUCKS, OR FARM MACHINERY WHICH IS NOT MOVED AND/OR USED ON A FREQUENT BASIS.
- 3) NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF A PROPERTY LINE.
- 4) NOT MORE THAN ONE (1) DRIVE TO BE INSTALLED FOR EACH 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 restriction lines.
Albert M. Miller 12-4-02
Susanna Miller 12-4-02

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the Subdivision plat entitled BLUEBIRD HAVEN 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 for any lot is dependent on a site specific evaluation prior to the start of any construction.
Miss O'neal 12-4-02

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.
Joe Christner 12-4-02

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.
Donald L. Hall 12-5-02

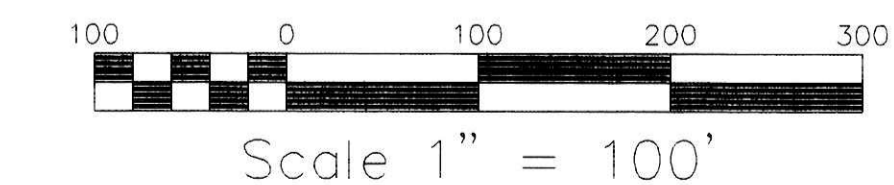
CERTIFICATE OF THE APPROVAL OF PLAT AND ENGINEERING DETAILS
I hereby certify that I have approved the plat and engineering details of the proposed roads and other proposed public facilities in the subdivision plat as shown hereon.
Robert L. Kasner P.E., P.S. 12/28/02

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.
Ad Ol 12/5/02

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 Co. Planning Commission and that the monuments have been placed as shown hereon.
Donald C. Baker Nov. 28, 2002



DONALD C. BAKER SURVEYING
138 N. CLAY ST.
MILLERSBURG, OHIO 44654
PH. 330-674-4788
FAX 330-674-6027



File name: C:\JOBS1\5-302-02\ERZ FCC/DCB DATE: APRIL 24, 2002.

BERLIN TOWNSHIP
S.W. QTR. SECTION 8
T-9 N; R-6 W
HOLMES COUNTY, OHIO

- 5/8" REBAR FOUND
- 5/8" REBAR WITH I.D. CAP SET, I.D. CAP MARKED BAKER 6938

TRANSFER NOT NECESSARY
DATE 12-16-02 Kbb
AUDITOR Jackie Miller