RAY-MAR HERITAGE HILLS SUBDIVISION - PHASE VI

REPLAT OF LOTS 19 AND 20 PHASE IV (P.V. 2 PAGE 395) REPLAT OF LOTS 23 AND 24 PHASE IV (P.V. 19 PAGES 1095 & 1096) REPLAT OF LOT 40 PHASE V (P.V. 2 PAGES 470 & 472) AND ADDITIONAL LANDS (SEE P.V. 14, PAGE 695)

(FINAL)

201500095419 B: 2 P: 548 FILED FOR RECORD IN HOLMES COUNTY, OH ANITA HALL, COUNTY RECORDER 08/25/2015 2:42 PM PLAT LARGE . 86.40

PAGES: 1

DONALD

BAKER

6938

SITE MAP NOT TO SCALE

REFERENCES

BEARINGS FROM PLAT VOL. 2 PAGE 395

DEED VOL. 260 PAGE 633 DEED VOL. 279 PAGE 431 O.R. VOL. 179 PAGE 3356 O.R. VOL. 184 PGE 410 O.R. VOL. 201 PAGE 3292 PLAT VOL. 2 PAGE 395 PLAT VOL. 19 PAGE 1095, 1096 PLAT VOL. 2 PAGE 270 PLAT VOL. 2 PAGE 470, 472 PLAT VOL. 2 PAGE 303

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 AND

30' OFF ROAD RIGHT OF WAY

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: 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 21.084 ACRES ACREAGE IN ROAD DEDICATION 0.000 ACRES

TOTAL ACREAGE

DONALD C. BAKER SURVEYING

MILLERSBURG, OHIO 44654

138 N. CLAY STREET

PH. 330-674-4788

FAX 330-674-6027

20 173 ACRES IN LOT 1 2ND OTR T-9 N R-7 W

21.084 ACRES

20.173 ACRES IN LOT 1, 2ND. QTR., T-9 N, R-7 W 0.911 ACRES IN LOT 1, 3RD. QTR., T-9 N, R-7 W							
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	
C1	54'29'19"	100.00'	95.10'	51.49'	91.56'	N 73°55'55" E	
C2	85'41'14"	100.00'	149.55'	92.74'	136.00'	S 58°20'11" W	
C3	56'43'51"	105.00'	103.96'	56.69'	99.77'	N 43°51'30" E	
C4	04'20'43"	316.06	23.97'	11.99'	23.96'	S 73'16'45" E	
MAINTENANCE AGREEMENT:							2ND.
Pursuant to a Declaration of Covenants, Easements and Restrictions recorded in Deed vol. 279, beginning at page 338, all the costs and expenses of maintaining and repairing the private drive shall be borne and paid by all those persons or entities whose properties abut thereon who shall each contribute their proportionate share of the total cost thereof. The proportionate share of a person or entity shall be determined by dividing the total costs and expenses of any maintenance or repair by the total number of persons or entities whose properties abut the private drive.							

HARDY TOWNSHIP

2ND. QTR., LOT 1

3RD. QTR., LOT 1

HOLMES COUNTY, OHIO

T-9 N, R-7 W

AGENT: TOM BIRD

P.O. BOX 127

MILLERSBURG, OHIO 44654 PHONE: 330-763-1133

