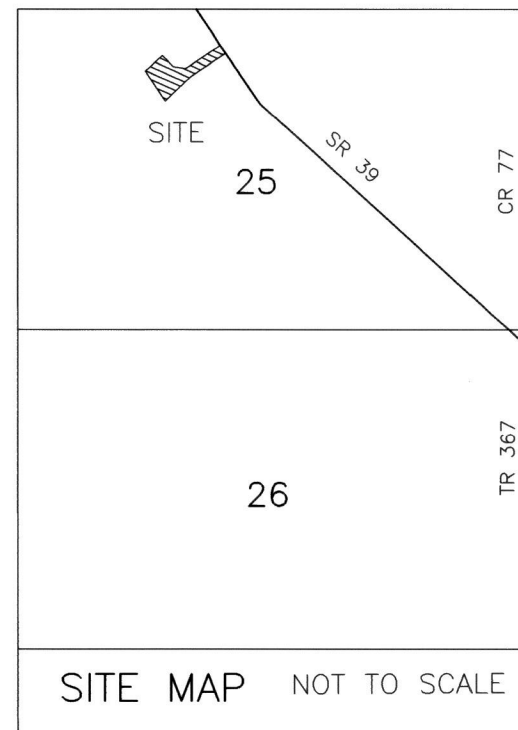


# BERLIN TOWNSHIP SUBDIVISION NO. 2

(FINAL)



AGENT:  
DARRYL RABER  
4610 S.R. 39  
MILLERSBURG, OH 44654  
PHONE: 330-893-3610

## MASTER PLAT

THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 0.459 ACRE PARCEL TO DARRYL D. RABER AND BEVERLY RABER.
- ACTION 2) VACATE EXISTING 50' EASEMENT RECORDED IN PLAT VOL. 14 PAGE 516.
- ACTION 3) CONVEY NEW LOT 1 WITH NEW 50' COMMON ACCESS EASEMENT.

- REFERENCES
- DEED VOL. 162 PAGE 60
  - DEED VOL. 264 PAGE 543
  - DEED VOL. 186 PAGE 644
  - O.R. VOL. 207 PAGE 2734
  - O.R. VOL. 254 PAGE 4522
  - PLAT VOL. 4 PAGE 130
  - PLAT VOL. 14 PAGE 516
  - PLAT VOL. 19 PAGE 1410
  - BEARINGS FROM PLAT VOL. 19 PAGE 1410

THE OWNERS OF THE HEREON SHOWN LOT 1 AND DARRYL D. RABER AND BEVERLY RABER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

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.

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.

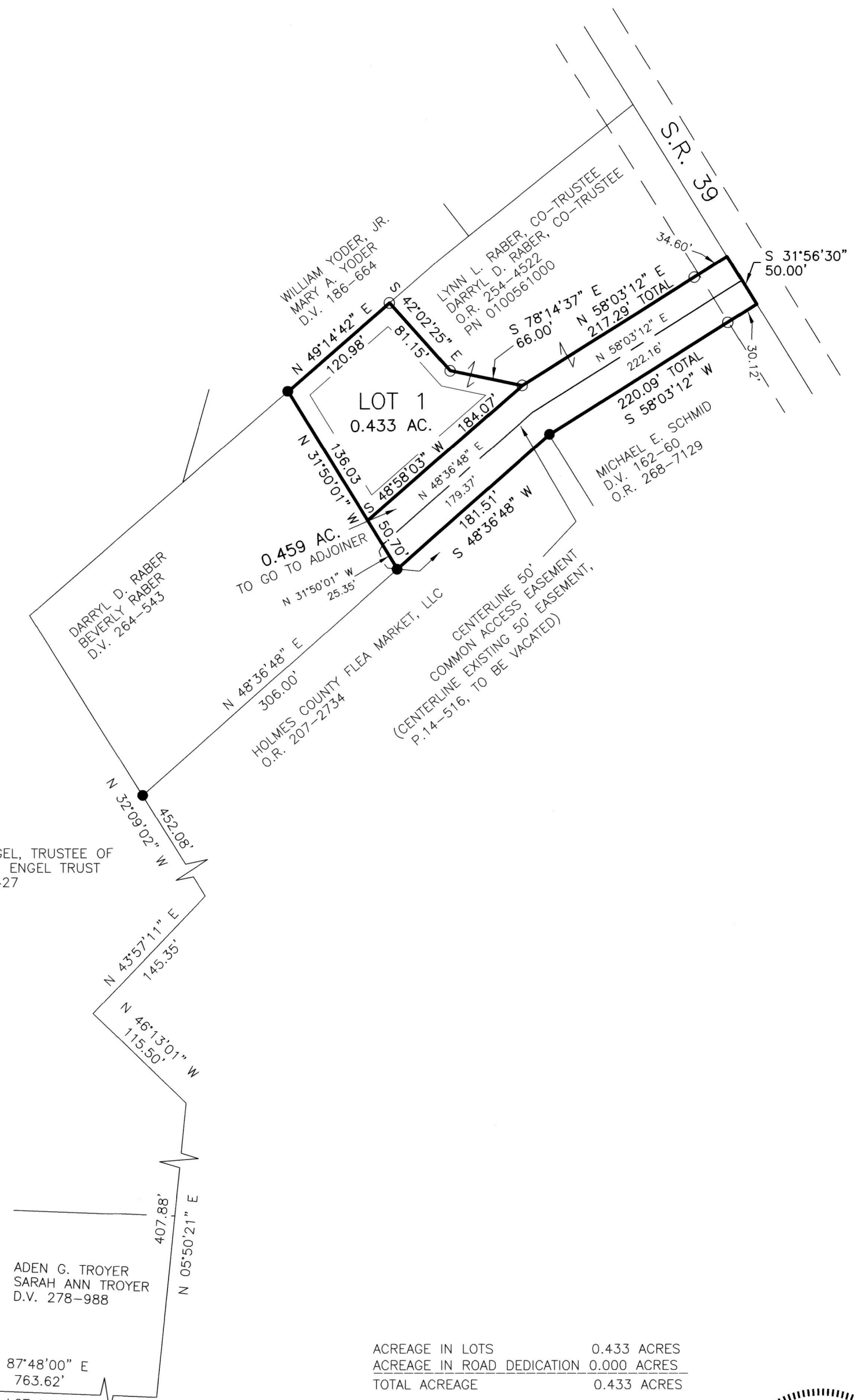
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES.

DEAN F. ENGEL, TRUSTEE OF THE DEAN F. ENGEL TRUST  
O.R. 267-2427

ADEN G. TROYER  
SARAH ANN TROYER  
D.V. 278-988

40 | 25  
39 | 26  
LOT LINE



ACREAGE IN LOTS 0.433 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 0.433 ACRES

20200006301  
B: 19 P: 3977  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
01/16/2020 09:36 AM  
PLAT MED . 43.20  
PAGES: 1

DRY 270 PGS 5252  
5255  
5258

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.

*Lynn L. Raber* 11-27-19  
LYNN L. RABER, CO-TRUSTEE DATE  
*Darryl D. Raber* 11-27-19  
DARRYL D. RABER, CO-TRUSTEE DATE

### CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT

We, the undersigned, grant unto hereon shown Lot 1, their heirs and assigns, the 50' common access easement for the purpose of ingress, egress and utilities as shown on this plat of subdivision.

*Lynn L. Raber* 11-27-19  
LYNN L. RABER, CO-TRUSTEE DATE  
*Darryl D. Raber* 11-27-19  
DARRYL D. RABER, CO-TRUSTEE DATE  
*Darryl D. Raber* 11-27-19  
DARRYL D. RABER DATE  
*Beverly Raber* 11-27-19  
BEVERLY RABER DATE

### CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION NO. 2 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 Derr, MBA* 11/27/19  
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.

*Karen V. Siller* 11-27-19  
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.

*Raymond Gerber* 12/19/19  
Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

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

*Christopher R. Young, P.E., P.S.* 12-2-19  
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 Planning Commission and that it has been approved for recording in the office of the County Recorder.

*Aaron L. Gerber* 12/2/19  
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.

*Aaron L. Gerber* 11-25-19  
Aaron L. Gerber, P.S. 8379 DATE

TRANSFER NOT NECESSARY  
DATE *January 16, 2020*  
AUDITOR *Jacob K. ...*

BAKER SURVEYING, LLC  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027  
EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP  
3RD. QTR., LOT 25  
T-9 N; R-5 W  
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: SEPT. 26, 2019  
ALG/CES WORKS\5-530-19\CNK

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

