

BERLIN TOWNSHIP SUBDIVISION No. 5

(FINAL)

MASTER PLAT

THE PURPOSE OF THIS SURVEY

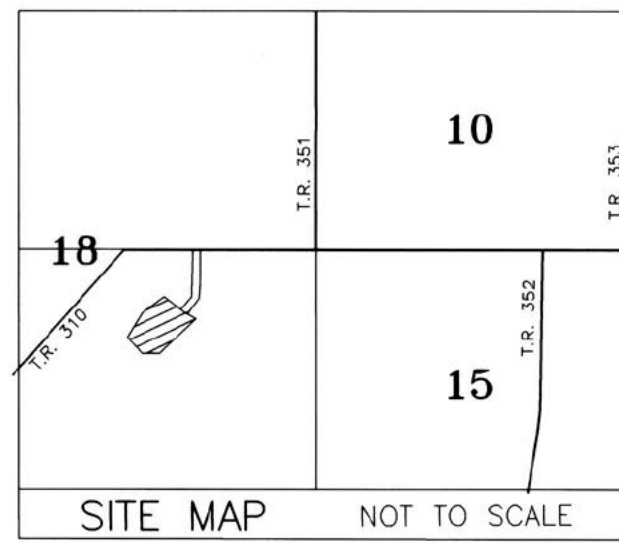
AGENT:
ROY MILLER
6470 TOWNSHIP ROAD 310
MILLERSBURG, OHIO 44654
PHONE: 330-231-6358

REFERENCES

DEED VOL. 263 PAGE 833
O.R. VOL. 211 PAGE 989
O.R. VOL. 272 PAGE 5201
O.R. VOL. 262 PAGE 909
O.R. VOL. 240 PAGE 1041
PLAT VOL. 12 PAGE 961
PLAT VOL. 19 PAGE 1527
PLAT VOL. 19 PAGE 2179

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

- ACTION 1) CONVEY 0.870 ACRES (TRACT 1) FROM MARK BARKMAN AND EMMA BARKMAN TO ROY J. MILLER AND FRED A. J. MILLER
- ACTION 2) CONVEY 0.870 ACRES (TRACT 2) FROM ROY J. MILLER AND FRED A. J. MILLER TO MARK BARKMAN AND EMMA BARKMAN
- ACTION 3) CONVEY 50 FOOT EASEMENT FROM ROY J. MILLER AND FRED A. J. MILLER TO MARK BARKMAN AND EMMA BARKMAN
- ACTION 4) CONSOLIDATE NEW 0.870 ACRE PARCEL (TRACT 2) AND BALANCE OF PPN 0100010005 INTO NEW LOT 1
- ACTION 5) CONVEY NEW LOT 1 AND 50 FOOT EASEMENT



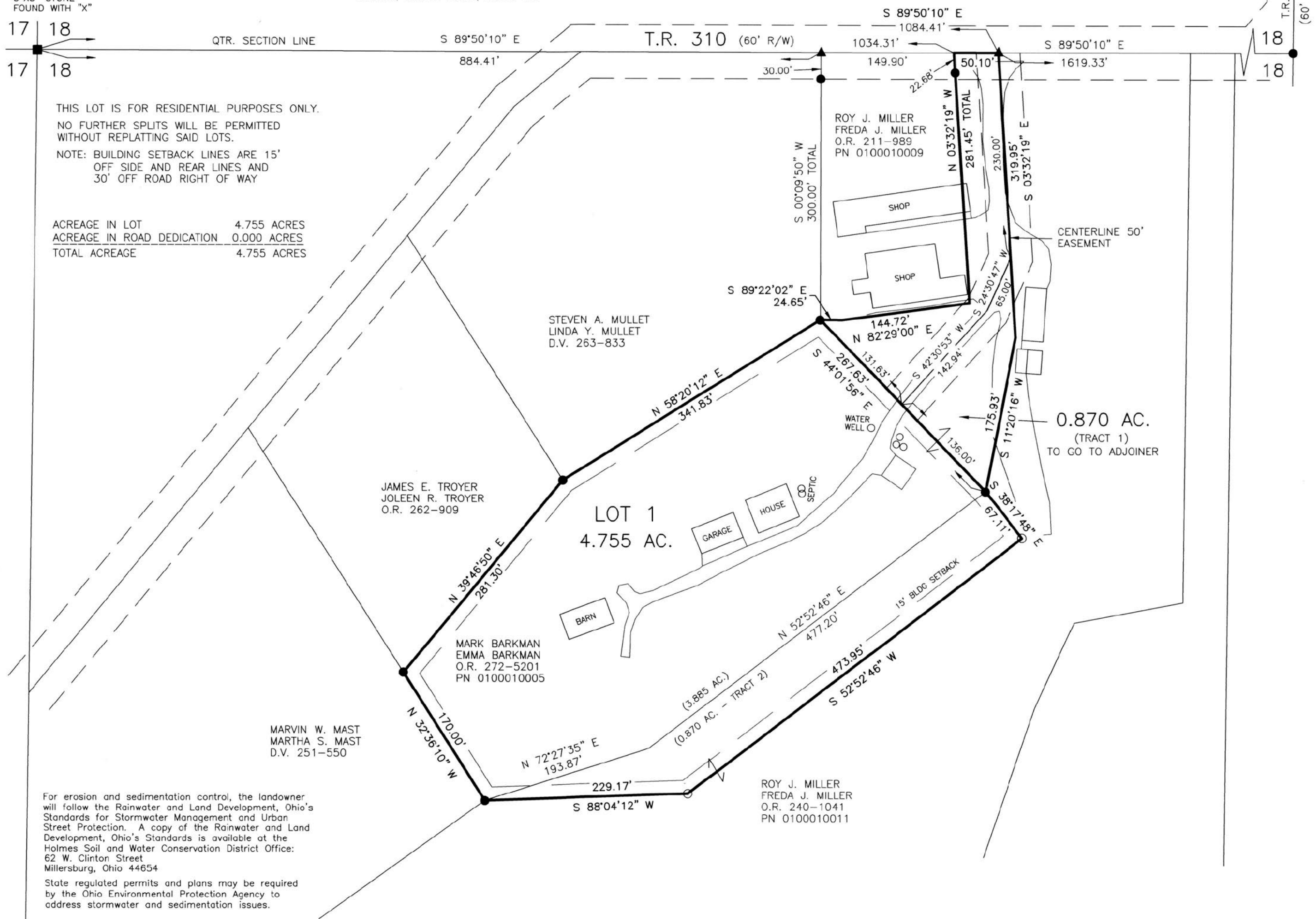
5"x5" STONE FOUND WITH "X"

17 18
17 18

QTR. SECTION LINE

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

ACREAGE IN LOT 4.755 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 4.755 ACRES



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.

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.

ROY J. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

FREDA J. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

MARK BARKMAN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

EMMA BARKMAN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

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

ROY J. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

FREDA J. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

MARK BARKMAN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

EMMA BARKMAN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 19, 2021.

EMMA BARKMAN

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 5 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. Herr 01/20/2021
Health Commissioner

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] 01/20/2021
Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

Robert L. Hill 1/21/2021
Chairman, County Commissioners

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

Arnold Oliver 01/20/2021
County Engineer

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 prented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

Arnold Oliver 01/20/2021
Holmes County Planning Commission

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.

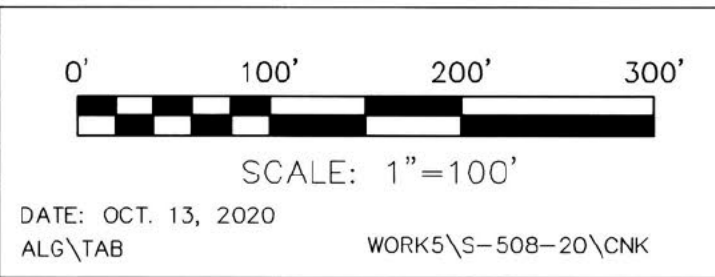
A-L-G DECEMBER 21, 2020
Aaron L. Gerber, P.S. 8379

202100013307
B: 19 P: 4288
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
02/02/2021 11:18 AM
PLAT MED . 43.20
PAGES: 1

ORV 275 PG 4971
4973
4975
4979

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

BERLIN TOWNSHIP
S.W. QTR. SECTION 18
T-9 N; R-6 W
HOLMES COUNTY, OHIO



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



TRANSFER NOT NECESSARY
DATE February 2, 2021
AUDITOR Jackie McKee jr