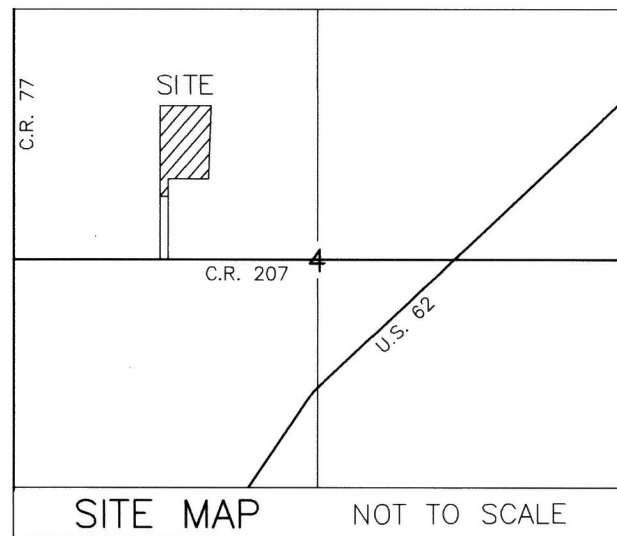


BERLIN TOWNSHIP SUBDIVISION No. 12

(FINAL)



AGENT:
ORRIS WENGERD
4289 C.R. 207
MILLERSBURG, OHIO 44654
PHONE: 330-473-8355

JOHN A. MILLER
LAURIE J. MILLER
O.R. 260-4985

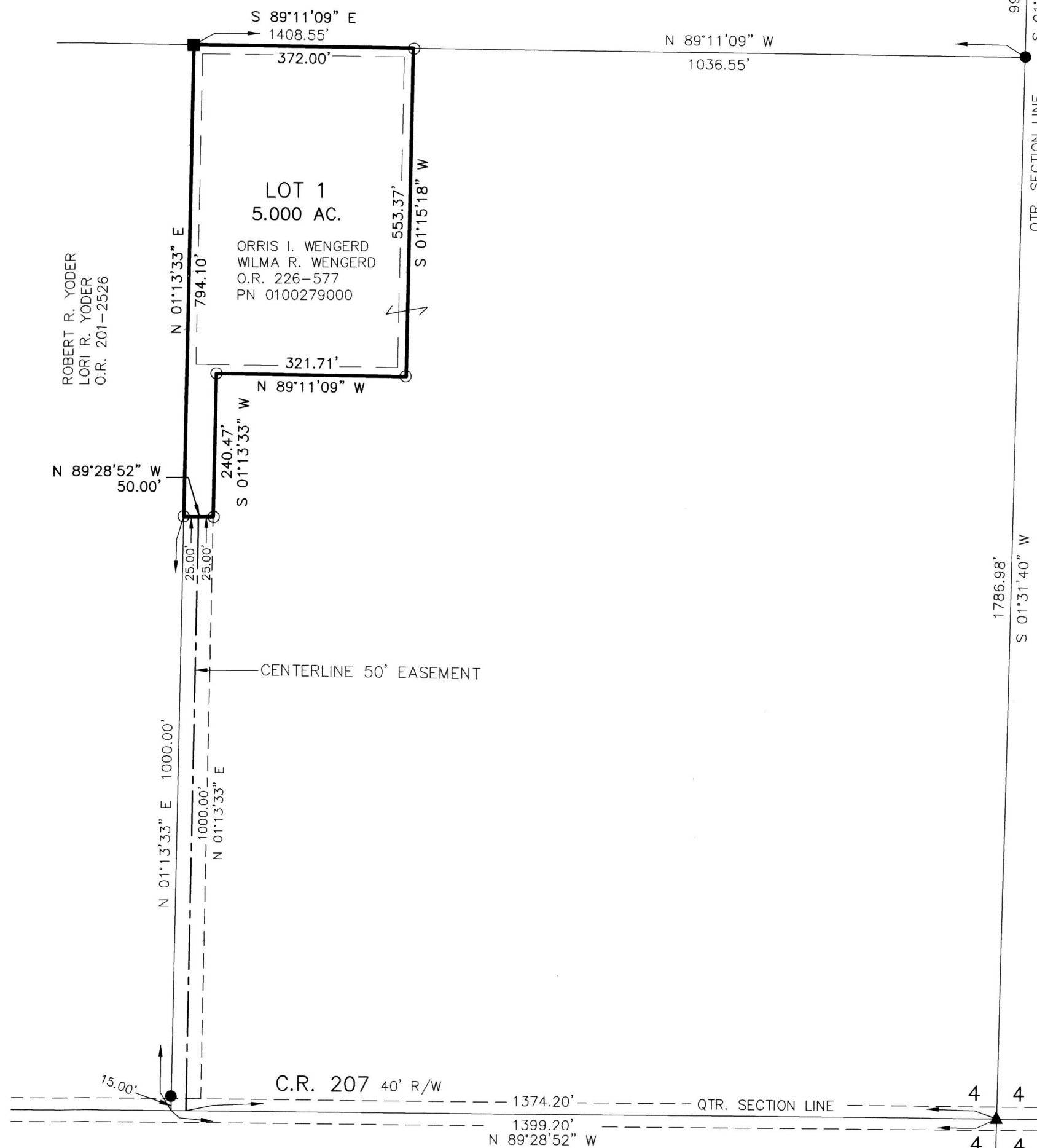
T-10 N; R-5 W
SALT CREEK TWP. 3RD QTR.
LOT 13 | LOT 12
BERLIN TWP.
T-9 N; R-5 W

TRANSFER NOT NECESSARY
E 1-24-2022
WITORS Jackie McKee JS

REFERENCES

O.R. VOL. 226 PAGE 577
O.R. VOL. 260 PAGE 4985
O.R. VOL. 201 PAGE 2526
PLAT VOL. 2 PAGE 562
PLAT VOL. 16 PAGE 813

BASIS OF BEARINGS FROM
PLAT VOL. 2 PAGE 562



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.

ORRIS I. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2022.

ORRIS I. WENGERD DATE

WILMA R. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2022.

WILMA R. WENGERD DATE

CERTIFICATE OF DEDICATION OF EASEMENT

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

ORRIS I. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2022.

ORRIS I. WENGERD DATE

WILMA R. WENGERD, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 10, 2022.

WILMA R. WENGERD DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 12 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 one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Michael E. Horvath 1/12/2022
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.

1/12/2022
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.

1/12/2022
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

1/12/2022
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.

1/12/2022
Arnold Oliver
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.

1/12/2022
Donald C. Baker
Donald C. Baker P.S. 6938 DATE

THIS LOT IS FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

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

ACREAGE IN LOT 5.000 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 5.000 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.

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

BERLIN TOWNSHIP
N.W. QTR. SECTION 4
T-9 N; R-5 W
HOLMES COUNTY, OHIO



SCALE: 1"=200'

DATE: NOV. 9, 2021 TAB/GRB WORK6\S-601-21

- 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 6938"

