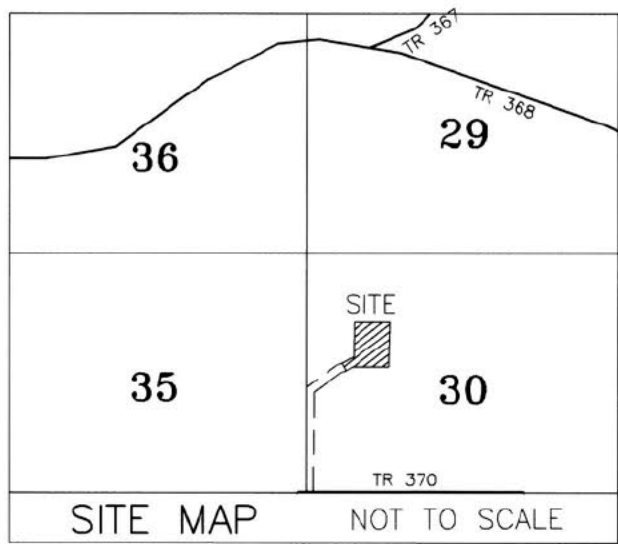


# BERLIN TOWNSHIP SUBDIVISION No. 16

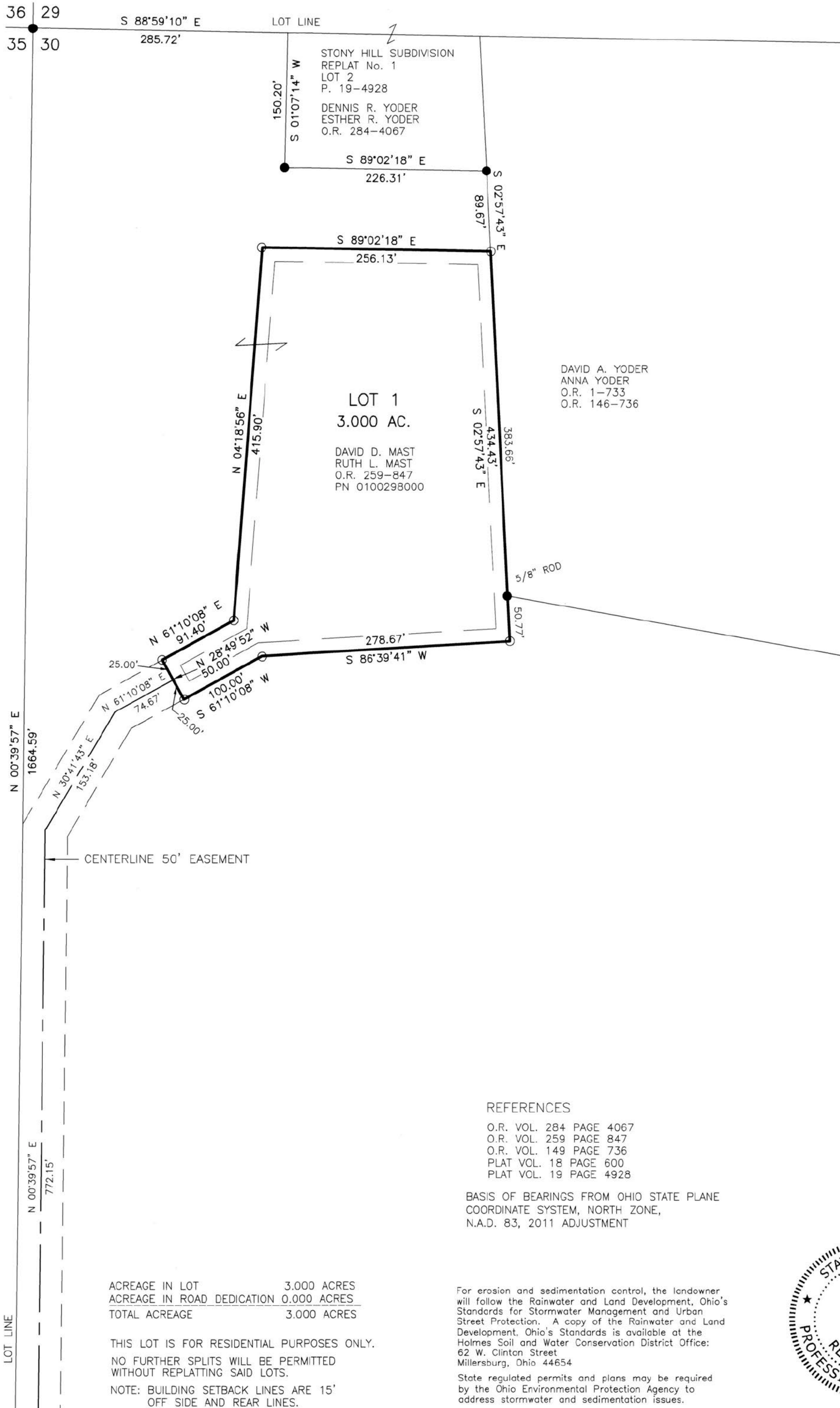
(FINAL)

20240000348

B: 19 P: 5209  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 01/26/2024 11:02 AM  
 PLAT MED . 43.20  
 PAGES: 1



AGENT:  
 DAVID MAST  
 4568 T.R. 370  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-763-0488



**TRANSFER NOT NECESSARY**  
 DATE Jan. 26, 2024  
 AUDITOR Jacilia MCKee PT

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.

DAVID D. MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 8, 2023.  
 DAVID D. MAST DATE \_\_\_\_\_

RUTH L. MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 8, 2023.  
 RUTH L. MAST DATE \_\_\_\_\_

**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.

DAVID D. MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 8, 2023.  
 DAVID D. MAST DATE \_\_\_\_\_

RUTH L. MAST, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON NOVEMBER 8, 2023.  
 RUTH L. MAST DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**  
 I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 16 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 1/17/2024  
 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.

[Signature] 1/17/2024  
 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.

David C. Hauer 1/22/2024  
 Chairman, County Commissioners DATE

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

[Signature] 1/17/2024  
 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 presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

AO 1/17/2024  
 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.

A-L-CL OCT. 27, 2023  
 Aaron L. Gerber, P.S. 8379 DATE

**REFERENCES**

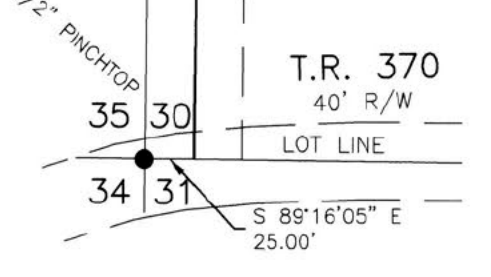
- O.R. VOL. 284 PAGE 4067
- O.R. VOL. 259 PAGE 847
- O.R. VOL. 149 PAGE 736
- PLAT VOL. 18 PAGE 600
- PLAT VOL. 19 PAGE 4928

BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83, 2011 ADJUSTMENT

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.

ACREAGE IN LOT 3.000 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 3.000 ACRES

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.



|   |   |   |  |
|---|---|---|--|
| <p>BAKER SURVEYING, LLC<br/>                 138 N. CLAY STREET<br/>                 MILLERSBURG, OHIO 44654<br/>                 PH. 330-674-4788<br/>                 EMAIL: bakersurveying@gmail.com</p> | <p>BERLIN TOWNSHIP<br/>                 3RD QTR., LOT 30<br/>                 T-9 N; R-5 W<br/>                 HOLMES COUNTY, OHIO</p> | <p>0' 100' 200' 300'<br/>                 SCALE: 1"=100'<br/>                 DATE: SEPT. 8, 2023<br/>                 ALG\KES WORKS\S-505-23\CNK</p> | <p>● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED<br/>                 ○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"</p> |
|---|---|---|--|