

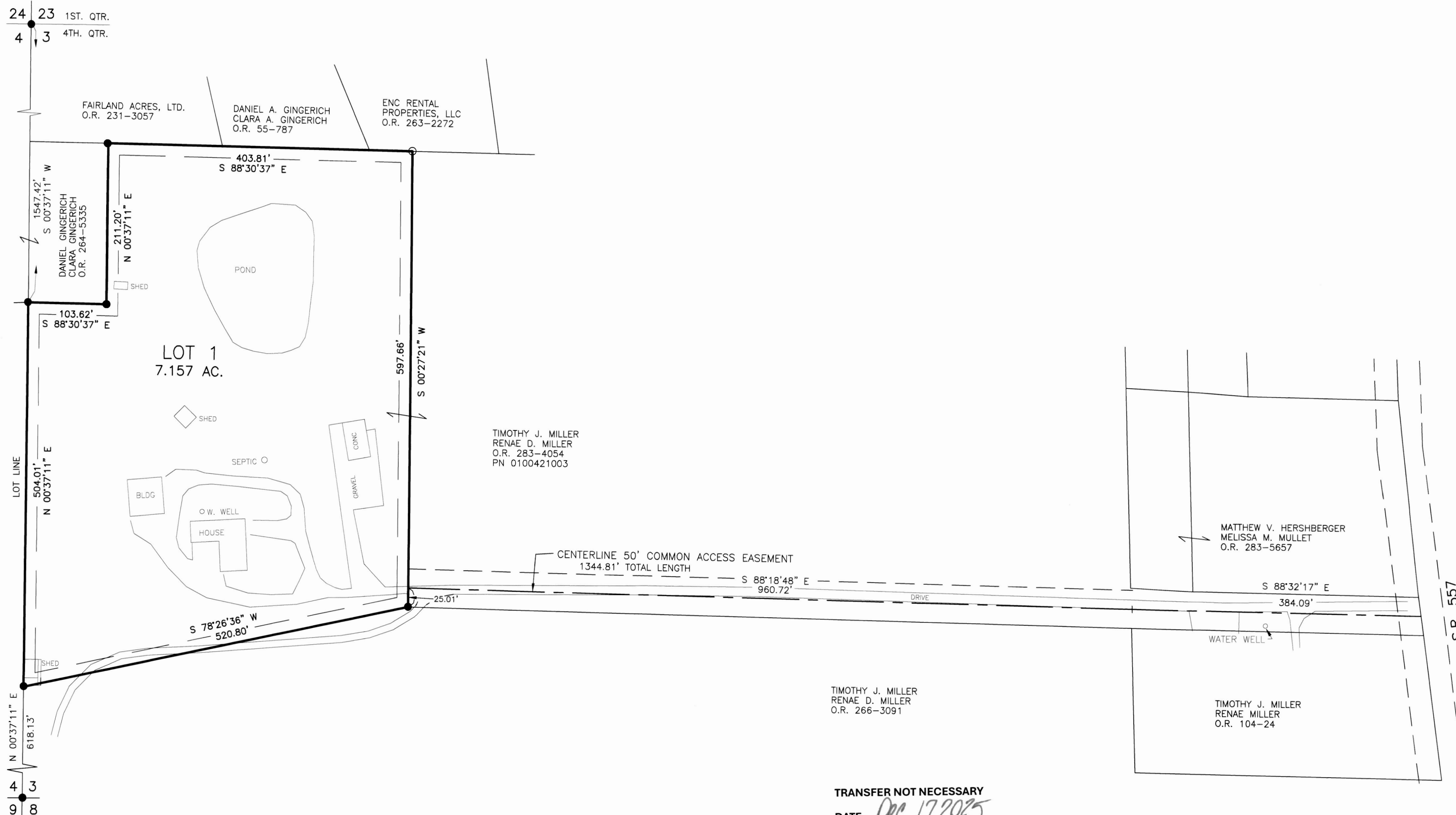
AGENT:
TIM MILLER
5547 S.R. 557
MILLERSBURG, OH., 55654
PHONE: 330-231-0092

BERLIN TOWNSHIP SUBDIVISION No. 20 (FINAL)

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

REFERENCES

O.R. VOL. 266 PAGE 3091
O.R. VOL. 283 PAGE 4054
PLAT VOL. 19 PAGE 243
PLAT VOL. 17 PAGE 572
PLAT VOL. 19 PAGE 2776
PLAT VOL. 19 PAGE 1183
PLAT VOL. 18 PAGE 187
PLAT VOL. 19 PAGE 3642



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

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 7.157 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 7.157 ACRES

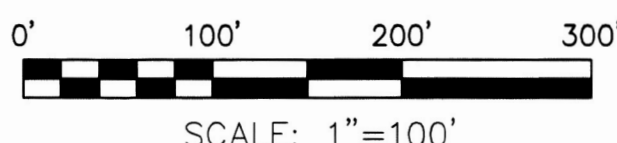
BAKER SURVEYING, LLC
138 N. CLAY STREET
MILLERSBURG, OHIO 44654
PH. 330-674-4788
EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP
4TH. QTR., LOT 3
T-9 N; R-6 W
HOLMES COUNTY, OHIO

TRANSFER NOT NECESSARY

DATE Dec 17, 2025
AUDITOR Jackie M. Short

DATE: AUGUST 28, 2025
KES WORK\5-361-25



SCALE: 1"=100'

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



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.

Timothy J. Miller, pursuant to electronic signature
verification by Holmes County Planning Commission
on October 30, 2025.

TIMOTHY J. MILLER DATE

Renae D. Miller, pursuant to electronic signature
verification by Holmes County Planning Commission
on October 30, 2025.

RENAE D. MILLER 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.

Timothy J. Miller, pursuant to electronic signature
verification by Holmes County Planning Commission
on October 30, 2025.

TIMOTHY J. MILLER DATE

Renae D. Miller, pursuant to electronic signature
verification by Holmes County Planning Commission
on October 30, 2025.

RENAE D. MILLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled
BERLIN TOWNSHIP SUBDIVISION No. 20
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.
11/13/2025

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.
11/13/2025

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.

Chairman, County Commissioners 11/13/2025 DATE

CERTIFICATE OF APPROVAL OF PLAT

I hereby certify that I have approved the plat shown hereon.
11/13/2025

County Engineer 11/13/2025 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.

11/13/2025
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.

11/28/2025
Donald C. Baker, P.S. 6938 DATE