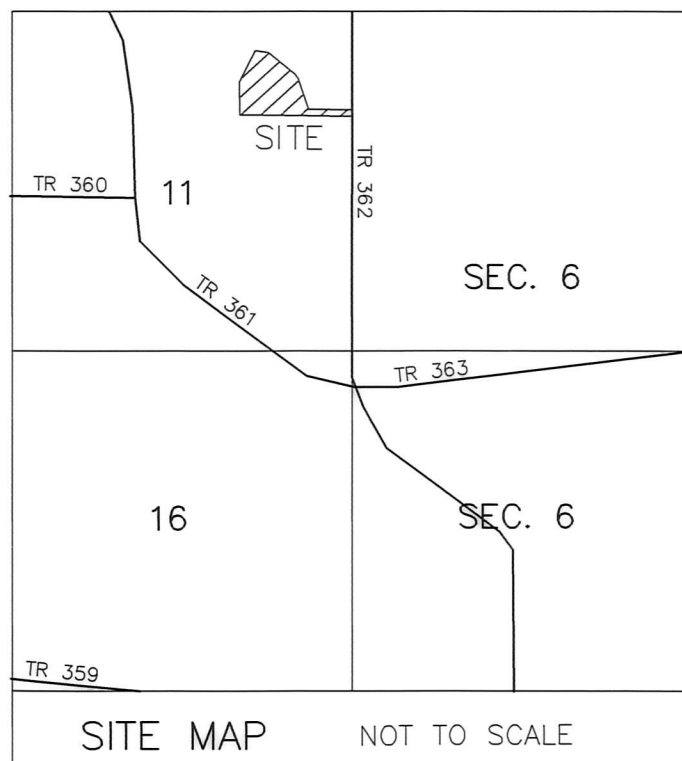


# BERLIN TOWNSHIP SUBDIVISION NO. 1

(FINAL)

AGENT:  
 BEN TROYER  
 5191 T.R. 361  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-275-6674

20190005737  
 B: 19 P: 3953  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 12/10/2019 02:35 PM  
 PLAT MED. 43.20  
 PAGES: 1



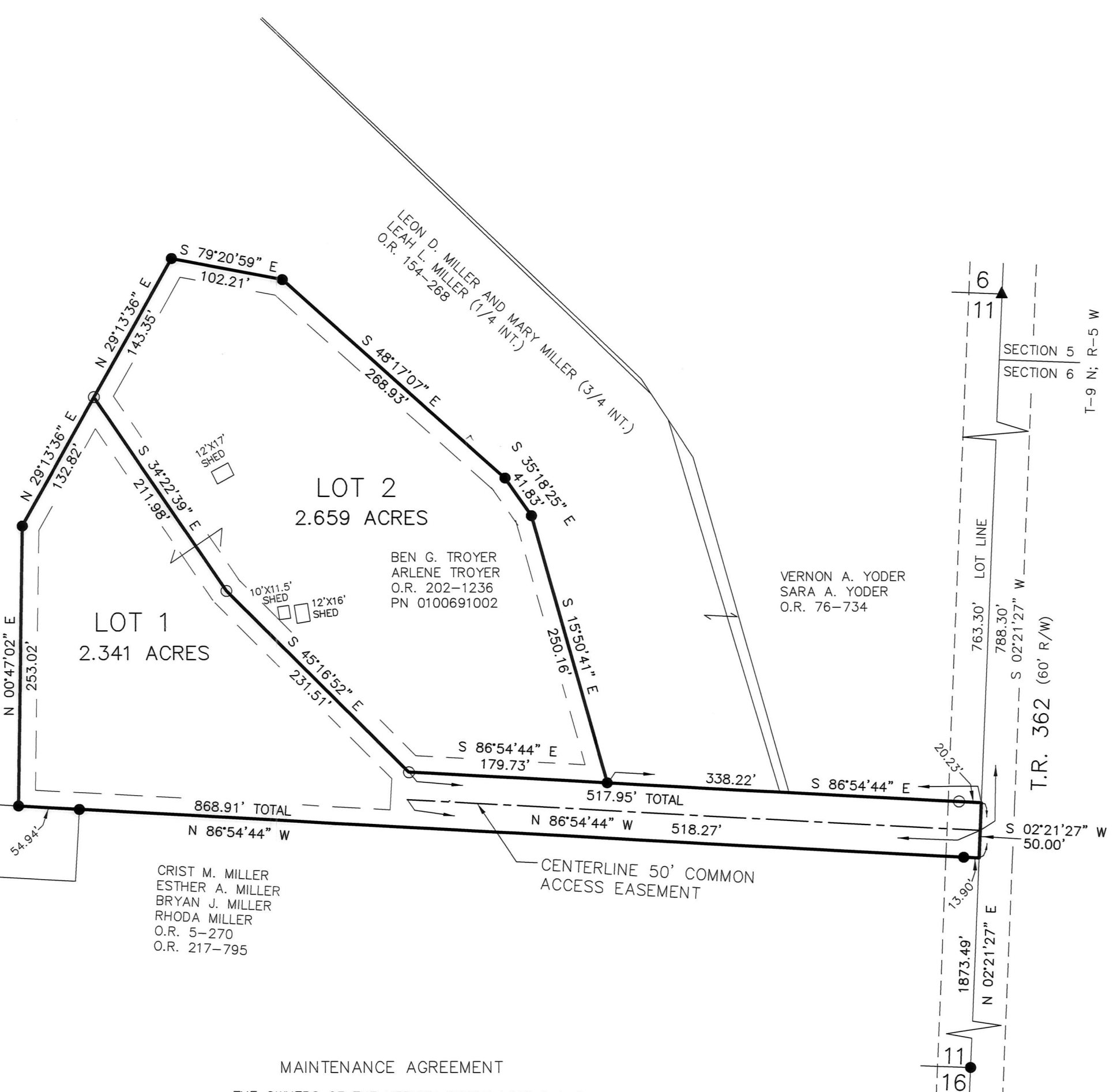
**REFERENCES**

O.R. VOL. 202 PAGE 1236  
 O.R. VOL. 249 PAGE 7287  
 O.R. VOL. 5 PAGE 270  
 O.R. VOL. 217 PAGE 795  
 O.R. VOL. 154 PAGE 268  
 PLAT VOL. 18 PAGE 656  
 PLAT VOL. 8 PAGE 766  
 PLAT VOL. 19 PAGE 2551  
 BEARINGS FROM PLAT VOL. 18 PAGE 656

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 AND  
 30' OFF ROAD RIGHT OF WAY

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



**MAINTENANCE AGREEMENT**

THE OWNERS OF THE HEREON SHOWN LOTS 1 & 2 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.

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.

*Ben G. Troyer* 12-3-19  
 BEN G. TROYER DATE  
*Arlene Troyer* 12-3-19  
 ARLENE TROYER DATE

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT  
 We, the undersigned, grant unto hereon shown Lots 1 & 2, their heirs and assigns, the shown 50' Common Access Easement for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

*Ben Troyer* 12-3-19  
 BEN G. TROYER DATE  
*Arlene Troyer* 12-3-19  
 ARLENE TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION NO. 1 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

*Health Commissioner* 12-3-19  
 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.

*Health Commissioner* 12-03-19  
 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.

*Chairman, County Commissioners* 12/9/19  
 Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

*County Engineer* 12/3/19  
 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.

*County Engineer* 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.

*Donald C. Baker* OCT. 23, 2019  
 Donald C. Baker P.S. 6938 DATE

BAKER SURVEYING, LLC  
 138 N. CLAY STREET  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 FAX 330-674-6027

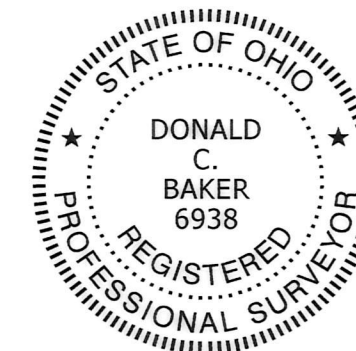
BERLIN TOWNSHIP  
 1ST. QTR., LOT 11  
 T-9 N; R-6 W  
 HOLMES COUNTY, OHIO



WORK6\S-446-19\DB-MD-CNK  
 DATE: SEPTEMBER 5, 2019

FDB\TAB

- ▲ 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"



TRANSFER NOT NECESSARY

DATE 12-10-19  
 AUDITOR *Jackman*