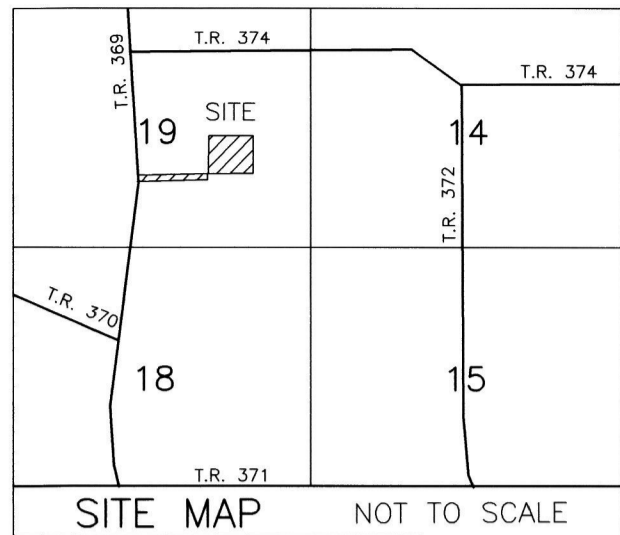


# BERLIN TOWNSHIP SUBDIVISION No. 7

202100014032  
 B: 19 P: 4323  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 03/10/2021 03:09 PM  
 PLAT MED . 43.20  
 PAGES: 1  
 ORV 276 P 1197  
 ORV 276 P 1201



AGENT:  
 ALBERT YODER  
 4495 T.R. 369  
 MILLERSBURG, OH 44654  
 PHONE: 330-464-3450

(FINAL)

**TRANSFER NOT NECESSARY**  
 DATE March 10, 2021  
 AUDITOR Jackie Nckee-PT

**REFERENCES**

DEED VOL. 282 PAGE 71  
 O.R. VOL. 270 PAGE 5016  
 O.R. VOL. 270 PAGE 742  
 O.R. VOL. 92 PAGE 175  
 O.R. VOL. 145 PAGE 333  
 PLAT VOL. 15 PAGE 153  
 PLAT VOL. 19 PAGE 3937

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

**MASTER PLAT**

**THE PURPOSE OF THIS SURVEY**

- ACTION 1) CONVEY NEW EASEMENT FROM BRIAN L. YODER AND KATHRYN M. YODER TO ALBERT E. YODER AND EDNA A. YODER
- ACTION 2) PLAT WILL CREATE NEW LOT 1
- ACTION 3) CONVEY NEW LOT 1 AND NEW 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.

ALBERT E. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2021.

ALBERT E. YODER \_\_\_\_\_ DATE \_\_\_\_\_

EDNA A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2021.

EDNA A. YODER \_\_\_\_\_ 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.

ALBERT E. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2021.

ALBERT E. YODER \_\_\_\_\_ DATE \_\_\_\_\_

EDNA A. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2021.

EDNA A. YODER \_\_\_\_\_ DATE \_\_\_\_\_

BRIAN L. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2021.

BRIAN L. YODER \_\_\_\_\_ DATE \_\_\_\_\_

KATHRYN M. YODER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2021.

KATHRYN M. YODER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS**

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 7 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.

Mark E. Horvath \_\_\_\_\_ DATE 2/12/2021  
 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] \_\_\_\_\_ DATE 2/12/2021  
 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 J. And \_\_\_\_\_ DATE 2/12/2021  
 Chairman, County Commissioners

**CERTIFICATE OF APPROVAL OF PLAT**

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

Michael J. P.S. \_\_\_\_\_ DATE 2/12/2021  
 County Engineer

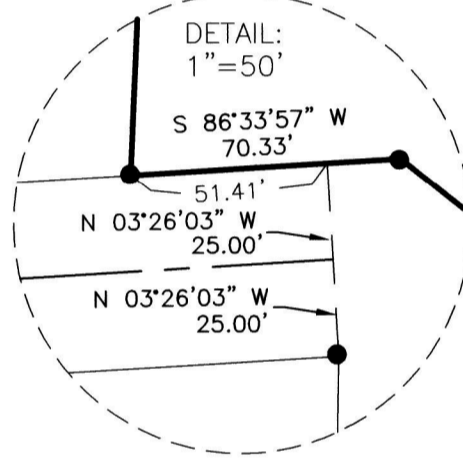
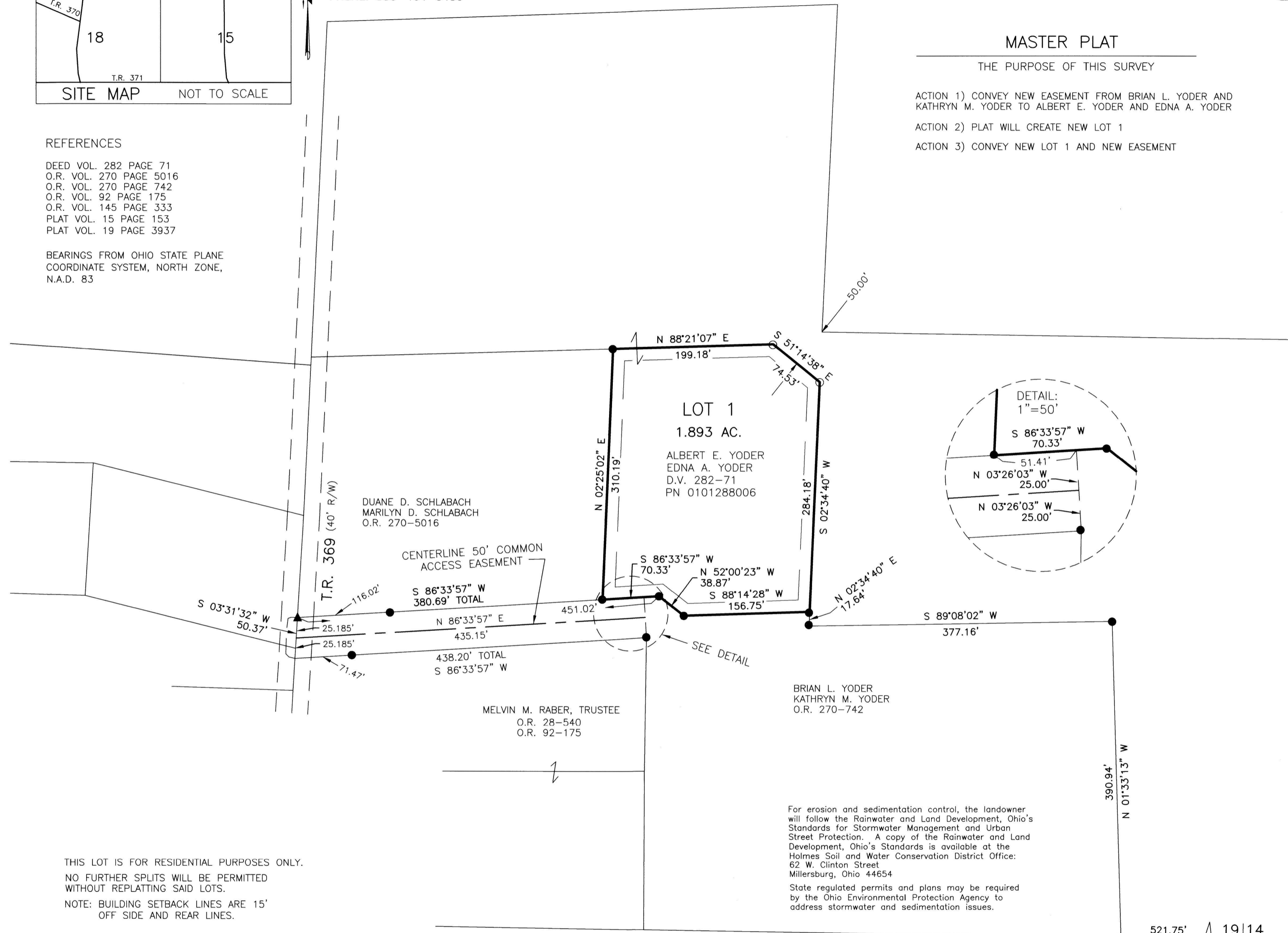
**CERTIFICATE OF APPROVAL FOR RECORDING**

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 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.

Arnold Oliver \_\_\_\_\_ DATE 2/12/2021  
 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. \_\_\_\_\_ DATE JANUARY 6, 2021  
 Aaron L. Gerber, P.S. 8379



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.

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.

ACREAGE IN LOT 1.893 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 1.893 ACRES

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

BERLIN TOWNSHIP  
 3RD QTR., LOT 19  
 T-9 N; R-5 W  
 HOLMES COUNTY, OHIO

0' 100' 200' 300'  
 SCALE: 1"=100'  
 DATE: NOVEMBER 13, 2020  
 ALG WORK5\5-585-19\CNK

- ▲ 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"

