

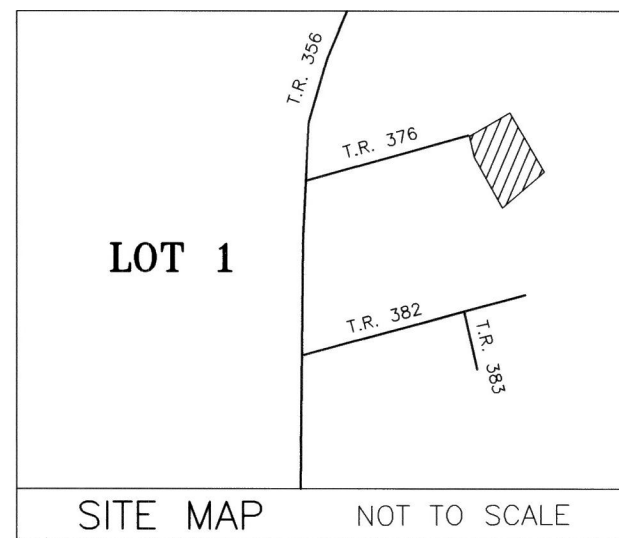
# BERLIN TOWNSHIP SUBDIVISION No. 8

(FINAL)

202100015234  
 B: 19 P: 4390  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 05/10/2021 01:59 PM  
 PLAT MED . 43.20  
 PAGES: 1  
 Orv 276 P 7283  
 Orv 276 P 7287

**TRANSFER NOT NECESSARY**

DATE May 10, 2021  
 AUDITOR Jackie McCreary-PT



AGENT:  
 JEREMY MILLER  
 5158 FALCON DRIVE  
 MILLERSBURG, OHIO 44654  
 PHONE: 330-275-9221

**REFERENCES**

DEED VOL. 241 PAGE 473  
 O.R. VOL. 264 PAGE 5279  
 O.R. VOL. 273 PAGE 1982  
 O.R. VOL. 273 PAGE 3407  
 PLAT VOL. 9 PAGE 53, 54, 55  
 PLAT VOL. 11 PAGE 122  
 PLAT VOL. 12 PAGE 903  
 PLAT VOL. 2 PAGE 251

BASIS OF BEARINGS FROM  
 PLAT VOL. 2 PAGE 251

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

**MASTER PLAT**

THE PURPOSE OF THIS SURVEY

- ACTION 1) VACATE EXISTING 50 FOOT EASEMENT RECORDED IN PLAT VOL. 11 PAGE 122
- ACTION 2) CONVEY NEW 50 FOOT COMMON ACCESS EASEMENT TO LIZZIE ANN MILLER, TRUSTEE
- ACTION 3) CONVEY NEW LOT 1 WITH 50 FOOT COMMON ACCESS EASEMENT
- ACTION 4) CONVEY 3.730 ACRES

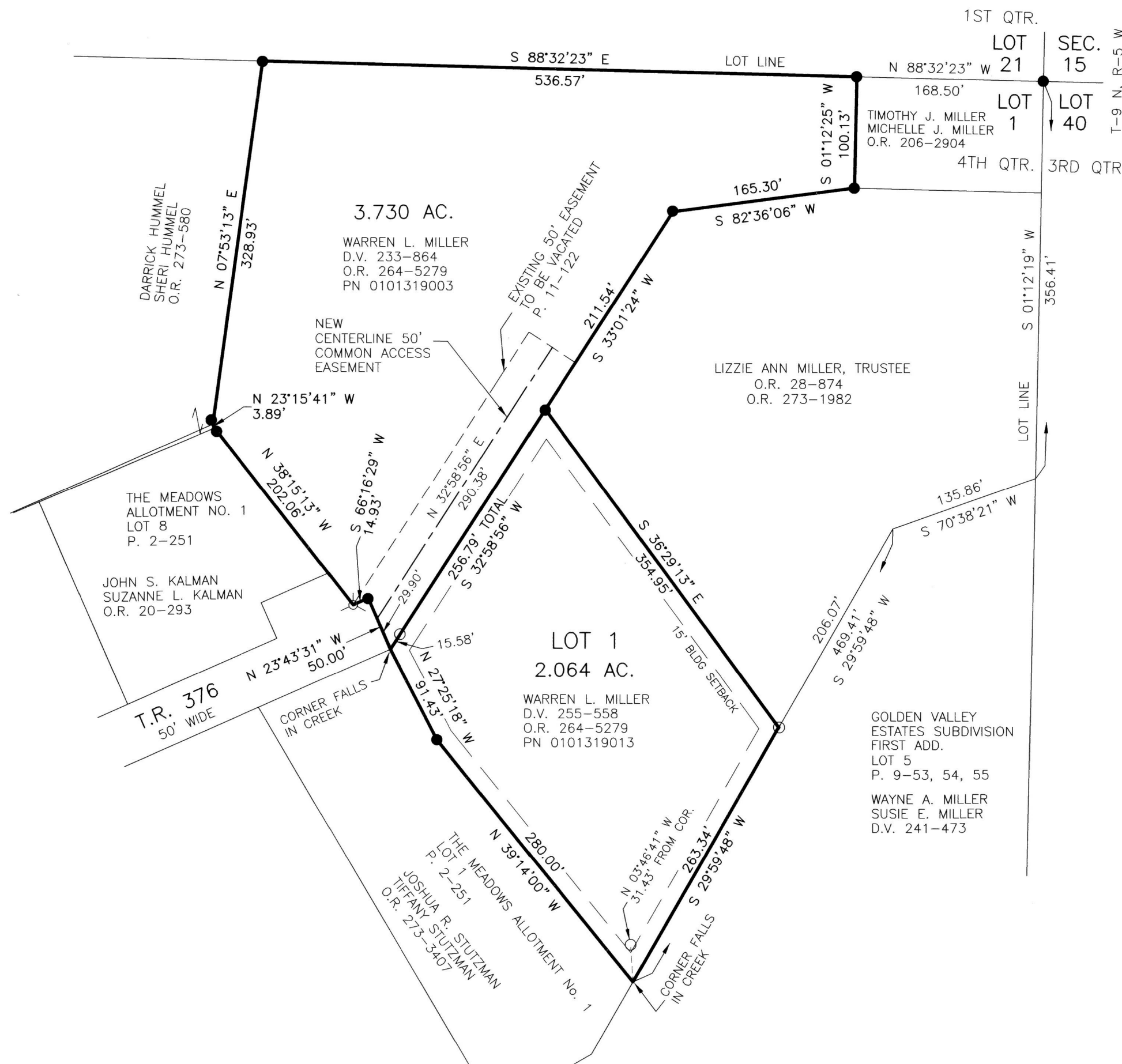
**MAINTENANCE AGREEMENT**

THE OWNERS OF LOT 1 OF THE BERLIN TOWNSHIP SUBDIVISION No. 8 AND LIZZE ANN MILLER, TRUSTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON ACCESS DRIVE. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID COMMON ACCESS DRIVE.

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 2.064 ACRES  
 ACREAGE IN ROAD DEDICATION 0.000 ACRES  
 TOTAL ACREAGE 2.064 ACRES



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.

JEREMY SHANE MILLER, EXECUTOR OF THE ESTATE OF WARREN L. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 22, 2021.

CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT  
 We, the undersigned, grant unto hereon shown Lot 1 and Lizzie Ann Miller, Trustee, their heirs and assigns, the 50' common access easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

JEREMY SHANE MILLER, EXECUTOR OF THE ESTATE OF WARREN L. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 22, 2021.

LIZZIE ANN MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON APRIL 22, 2021.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
 I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 8 meets the requirements of the Board of Health and is hereby approved for recording. The issuance of permit 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. Davis* 4/27/2021  
 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]* 04/27/2021  
 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 plan as shown hereon.

*Robert L. Hull* 5-3-21  
 Chairman, County Commissioners DATE

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

*Michael J. P.S.* 04/27/2021  
 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.

*A. Arnold Oliver* 04/27/2021  
 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* APRIL 21, 2021  
 Donald C. Baker, P.S. 6938 DATE

<p>BAKER SURVEYING, LLC          138 N. CLAY STREET          MILLERSBURG, OHIO 44654          PH. 330-674-4788          EMAIL: bakersurveying@gmail.com</p>	<p>BERLIN TOWNSHIP          4TH QTR., LOT 1          T-9 N; R-6 W          HOLMES COUNTY, OHIO</p>	<p>SCALE: 1"=100'          DATE: DEC. 15, 2020 WORK6\S-645-20\CNK</p>	<ul style="list-style-type: none"> <li>● 5/8" REBAR FOUND UNLESS OTHERWISE NOTED</li> <li>○ 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"</li> </ul>
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