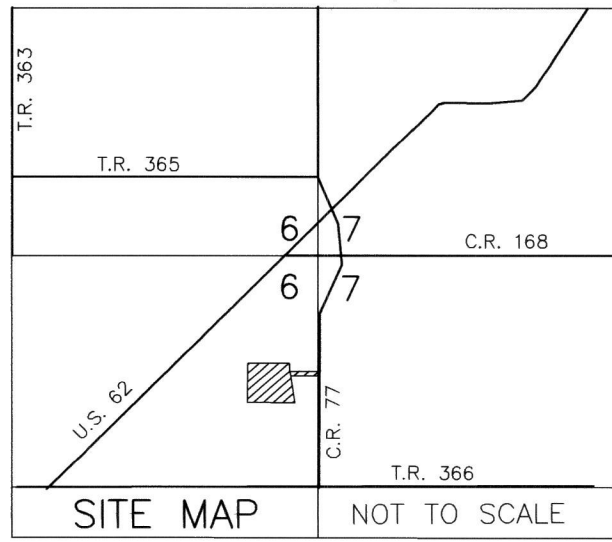


BERLIN TOWNSHIP SUBDIVISION No. 9

(FINAL)



AGENT:
LILY BYLER
5807 C.R. 77
MILLERSBURG, OHIO 44654
PHONE: 330-231-4599

- REFERENCES
- DEED VOL. 262 PAGE 193
 - DEED VOL. 277 PAGE 466
 - O.R. VOL. 197 PAGE 2232
 - O.R. VOL. 22 PAGE 470
 - O.R. VOL. 199 PAGE 366
 - O.R. VOL. 259 PAGE 1734
 - PLAT VOL. 14 PAGE 352
 - PLAT VOL. 19 PAGE 1048
 - PLAT VOL. 19 PAGE 1045
 - PLAT VOL. 19 PAGE 1108

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

MASTER PLAT

THE PURPOSE OF THIS SURVEY

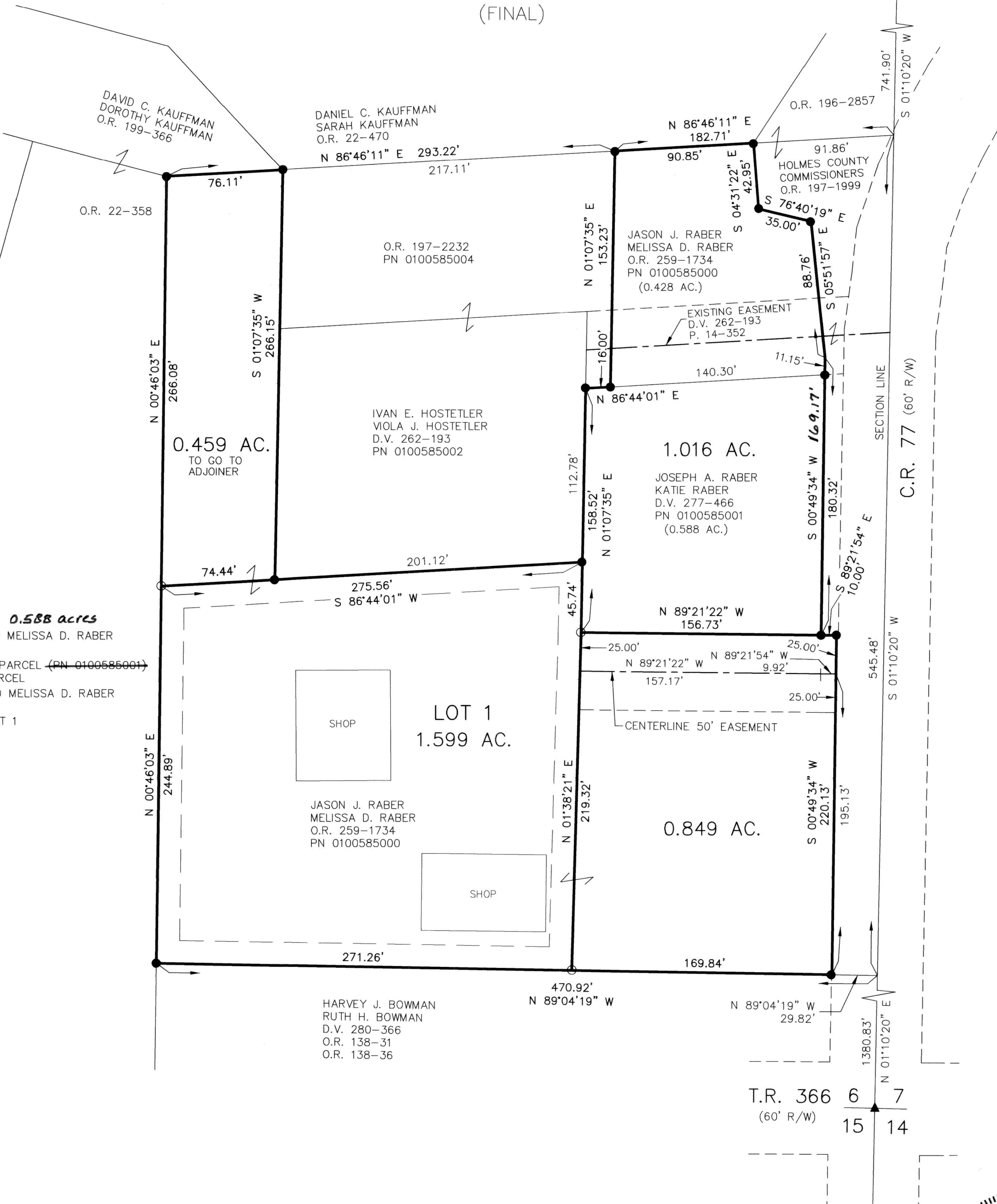
Action 1A) Resurvey 0100585001 and convey 0.588 acres

- ACTION 1) CONVEY 0.428 ACRES FROM JASON J. RABER AND MELISSA D. RABER TO JOSEPH A. RABER AND KATIE RABER
- ACTION 2) CONSOLIDATE AND CONVEY EXISTING 0.588 ACRE PARCEL (PN 0100585001) AND 0.428 ACRE SPLIT INTO NEW 1.016 ACRE PARCEL
- ACTION 3) CONVEY 0.459 ACRES FROM JASON J. RABER AND MELISSA D. RABER TO IVAN E. HOSTETLER AND VIOLA J. HOSTETLER
- ACTION 4) TRANSFER AND RECORD PLAT TO CREATE NEW LOT 1
- ACTION 5) CONVEY NEW LOT 1 WITH 50 FOOT EASEMENT
- ACTION 6) CONVEY REMAINING 0.849 ACRES

ACREAGE IN LOT	1.599 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	1.599 ACRES

THIS LOT IS FOR COMMERCIAL 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.



T.R. 366 6 7
(60' R/W) 15 14

202200001247
B: 19 P: 4652
FILED FOR RECORD IN
HOLMES COUNTY, OH
ANITA HALL, COUNTY RECORDER
03/18/2022 10:58 AM
PLAT MED . 43.20
PAGES: 1
ORV 280 PG 6159
ORV 280 PG 6162
ORV 280 PG 6166
ORV 280 PG 6170
ORV 280 PG 6173
ORV 280 PG 6176

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.

JASON J. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 5, 2022.

JASON J. RABER DATE
MELISSA D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 5, 2022.
MELISSA D. RABER 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.

JASON J. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 5, 2022.

JASON J. RABER DATE
MELISSA D. RABER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON JANUARY 5, 2022.
MELISSA D. RABER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 9 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 for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

Michael E. Herr 2/10/2022
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] 2/10/2022
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.

[Signature] DATE
Chairman, County Commissioners DATE

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

[Signature] 2/10/2022
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.

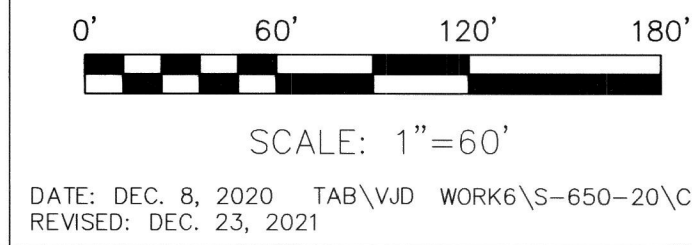
Arnold Oliver 2/10/2022
Holmes County Planning Commission DATE

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.

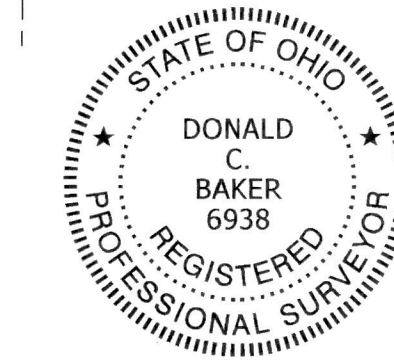
Donald C. Baker DECEMBER 23, 2021
Donald C. Baker P.S. 6938 DATE

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

BERLIN TOWNSHIP
S.E. QTR. SECTION 6
T9 N; R-5 W
HOLMES COUNTY, OHIO



- ▲ 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 March 17, 2022
AUDITOR *[Signature]*