

ORV 288 Pg 1928  
ORV 288 Pg 1932

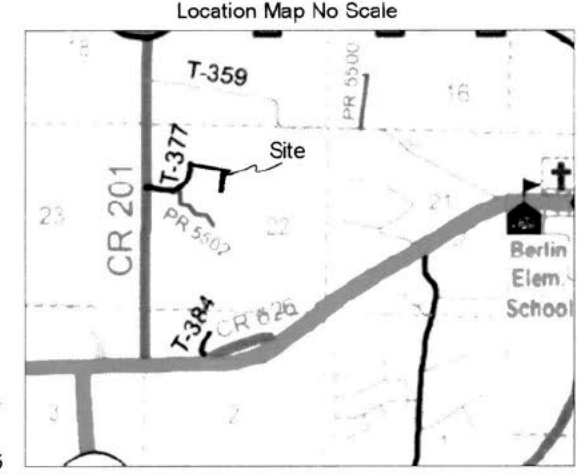
# Raymond M. & Edna Hershberger Allotment No. 1 Replat No. 1

Berlin Township  
1st Qtr. Lot 22  
T-9 N, R-6 W  
Holmes County, Ohio

Replat of Raymond M. & Edna Hershberger  
Allotment No. 1 (Plat Vol. 15 Page 124)  
Lot 1 and Additional Lands  
(Final)

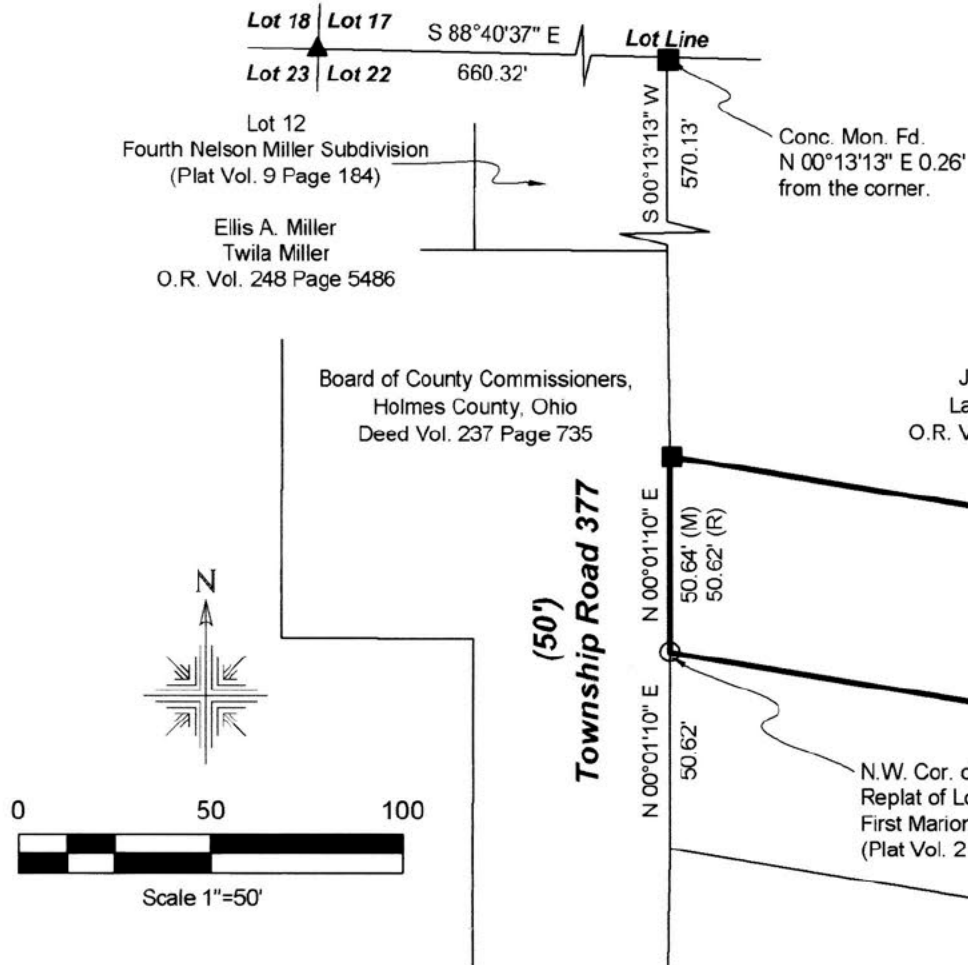
### MASTER PLAT The purpose of this survey.

- Action 1) Convey 0.500 acres to adjoiner.
- Action 2) Transfer and record Plat.
- Action 3) Convey New Lot 2 of Raymond M. and Edna Hershberger Allotment. No. 1 Replat No. 1.



REFERENCES:  
Deeds as shown  
Plat Vol 15 Page 124  
Plat Vol 2 Page 221  
Plat Vol 10 Page 647  
Plat Vol 2 Page 203  
Plat Vol 19 Page 1702

Matthew M. Hershberger  
Leanna M. Hershberger  
O.R. Vol. 256 Page 2655



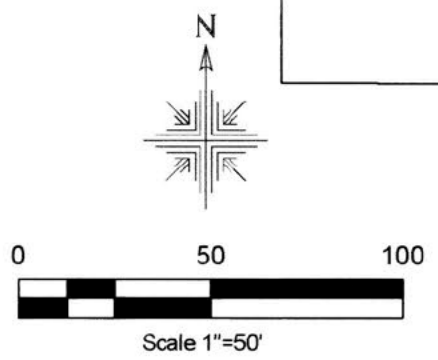
Area in Lot	1.645 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	1.645 Acres

- NOTES:
- (1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, NAD 83, North Zone.
  - (2) Iron pins indicated (set) are 5/8" rebar with an orange plastic cap marked "Galbraith 8703".
  - (3) For erosion control, the landowners will follow the Rainwater and Land Development Standards for Stormwater 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
  - (4) Building setback lines are thirty (30) feet from the Road Right of Way and fifteen (15) feet from side and rear lot lines.
  - (5) Lot 2 is used for residential purposes.
  - (6) No further splits will be permitted without replating said lot.

Agent: Daniel Raber  
5438 TR 377  
Millersburg, OH 44654  
Phone: 330-763-3563

John R. Kline  
Lauri Sue Kline  
O.R. Vol. 192 Page 345

Board of County Commissioners,  
Holmes County, Ohio  
Deed Vol. 237 Page 735



- 5/8" Rebar Found
- ◆ 3/4" Rebar Found
- Conc. Mon. Found
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Set "Galbraith"
- ▲ R.R. Spk. Found

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION.  
We hereby 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 setback restriction lines.

- Daniel A. Raber, Pursuant to electronic signature verification by Holmes County Planning Commission on 3/6/23
- Barbara J. Raber, Pursuant to electronic signature verification by Holmes County Planning Commission on 3/6/23
- Daniel A. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on 3/6/23
- Mary C. Yoder, Pursuant to electronic signature verification by Holmes County Planning Commission on 3/6/23

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS  
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

*[Signature]*  
CHAIRMAN, COUNTY COMMISSIONERS DATE

CERTIFICATE OF APPROVAL OF PLAT  
I hereby certify that I have approved the plat shown hereon.  
*[Signature]* P.E.P.S. 3/9/2023  
COUNTY ENGINEER 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]* 3/9/2023  
HOLMES SOIL AND WATER CONSERVATION DISTRICT 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 per noted in the minutes of the Holmes County Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

*[Signature]* AD 3/9/2023  
HOLMES COUNTY PLANNING COMMISSION DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the subdivision plat entitled the Raymond M. & Edna Hershberger Allotment No. 1 Replat 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 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.  
*[Signature]* 3/9/2023  
COUNTY HEALTH COMMISSIONER DATE

Lot 5  
Replat of Lot 2 of  
First Marion Stutzman Subdivision  
(Plat Vol. 2 Page 221)

Joel E. Troyer  
Leanna R. Troyer  
O.R. Vol. 265 Page 6337

Lot 6  
Replat of Lot 2 of  
First Marion Stutzman Subdivision  
(Plat Vol. 2 Page 221)

Michael A. Burch  
Debra A. Burch  
Deed Vol. 268 Page 447

Lot 3  
Marion Stutzman Subdivision  
(Plat Vol. 2 Page 203)

Galen R. Miller, trustee  
Sadie R. Miller, trustee  
O.R. Vol. 204 Page 1369

TRANSFER NOT NECESSARY  
DATE *[Signature]* March 14, 2024  
AUDITOR *[Signature]*



CERTIFICATE OF ACCURACY  
I certify this survey to be correct to the best of my knowledge.  
*[Signature]*  
Caleb Jerome Galbraith P.S. 8703  
Date: December 6, 2022  
Job ID: 21322-B13A  
Pioneer Surveying & Services, LLC.  
5434 Township Road 377  
Millersburg, Ohio 44654  
Phone: 330-231-0497  
Email: caleb@pioneersurveyingandservices.com

