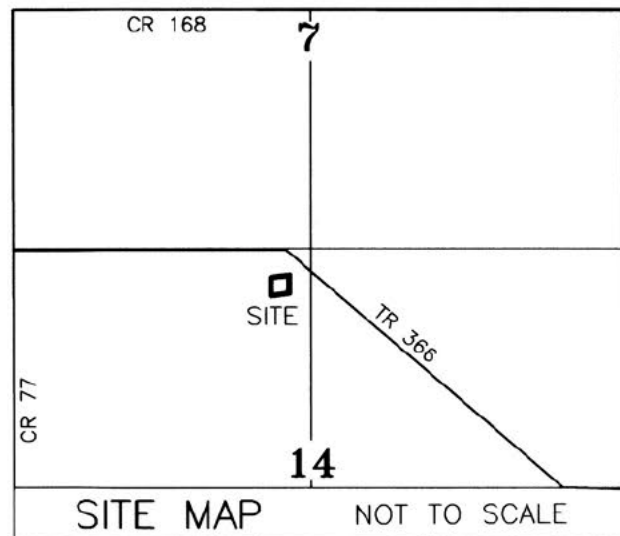


# BERLIN TOWNSHIP SUBDIVISION No. 18

(FINAL)



AGENT:  
ADEN MILLER  
5612 T.R. 362  
MILLERSBURG, OH 44654  
PHONE: 740-291-2115

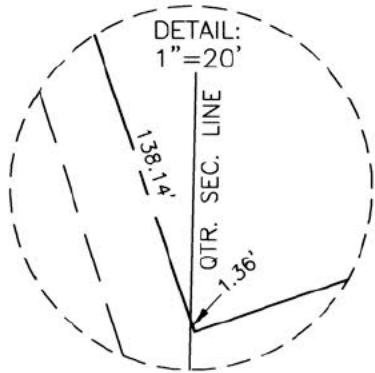
## MASTER PLAT

- ACTION 1) VACATE EXISTING 50 FOOT EASEMENT (P. 16 PAGE 845)  
ACTION 2) CONVEY NEW 50 FOOT EASEMENT  
ACTION 3) TRANSFER AND RECORD PLAT  
ACTION 4) CONVEY LOT 1

### REFERENCES

O.R. VOL. 289 PAGE 3022  
O.R. VOL. 290 PAGE 7018  
PLAT VOL. 19 PAGE 5336  
PLAT VOL. 19 PAGE 3978

BASIS OF BEARINGS FROM OHIO STATE  
PLANE COORDINATE SYSTEM, NORTH ZONE,  
N.A.D. 83, 2011 ADJUSTMENT



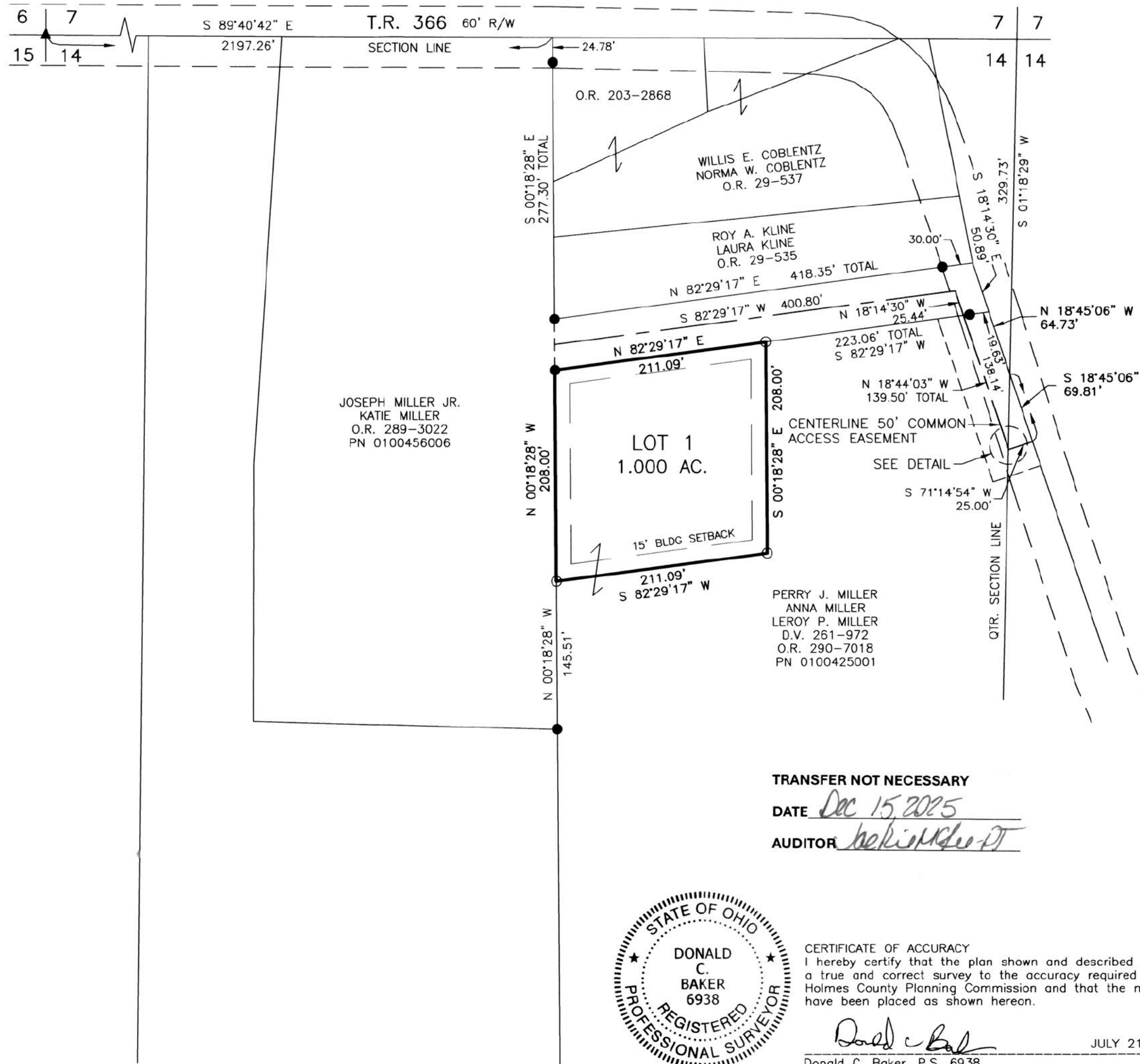
NO FURTHER SPLITS WILL BE PERMITTED  
WITHOUT REPLATTING SAID LOTS.

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.

ACREAGE IN LOT 1.000 ACRES  
ACREAGE IN ROAD DEDICATION 0.000 ACRES  
TOTAL ACREAGE 1.000 ACRES



### TRANSFER NOT NECESSARY

DATE Dec 15 2025

AUDITOR heriberto



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 JULY 21, 2025  
Donald C. Baker, P.S. 6938 DATE

202500005077

B: 19 P: 5722  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
12/15/2025 11:46 AM  
PLAT MED . 43.20  
PAGES: 1

ORV 294 Pg 2594

ORV 294 Pg 2595

ORV 294 Pg 2599

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.

PERRY J. MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

PERRY J. MILLER DATE

ANNA MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

ANNA MILLER DATE

LEROY P. MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

LEROY P. MILLER 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.

PERRY J. MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

PERRY J. MILLER DATE

ANNA MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

ANNA MILLER DATE

LEROY P. MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

LEROY P. MILLER DATE

JOSEPH MILLER JR., PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

JOSEPH MILLER JR. DATE

KATIE MILLER, PURSUANT TO ELECTRONIC  
SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING  
COMMISSION ON AUGUST 15, 2025.

KATIE MILLER DATE

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

I hereby certify that the subdivision plat entitled BERLIN  
TOWNSHIP SUBDIVISION No. 18 meets the requirements of  
the Board of Health for water supply and sewage treatment  
on 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.

Mark E. Hor 10/22/2025  
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.

John B. 10/22/2025  
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.

John B. 10/27/2025  
Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

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

John B. 10/22/2025  
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 presented in the minutes of the Holmes County  
Planning Commission and that it has been approved for  
recording in the office of the County Recorder.

AO 10/22/2025  
Holmes County Planning Commission DATE

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

BERLIN TOWNSHIP  
N.W. & N.E. QTRS.  
SECTION 14  
T-9 N; R-5 W  
HOLMES COUNTY, OHIO



SCALE: 1"=100'

DATE: JUNE 20, 2025  
TAB WORK7\S-324-25\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 SURVEYING LLC"