

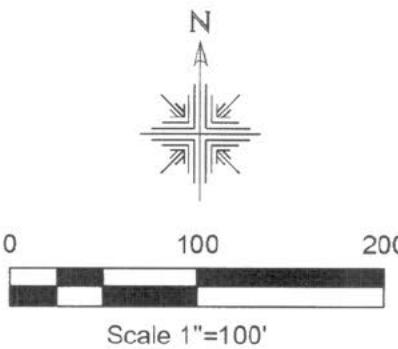
Berlin Township  
S.E. & S.W. Qtr.'s Sec. 4  
N.E. & N.W. Qtr.'s Sec 7  
T-9 N, R-5 W  
Holmes County, Ohio

REFERENCES:

Plat Vol. 18 Page 86  
Plat Vol. 19 Page 2094  
Plat Vol. 19 Page 1394

Agen

Agent: Mahlon A. Miller  
4248 U.S. 62  
Millersburg, OH 44654  
Phone: 234-301-8086



Area in Lot	2.531 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	2.531 Acres

## NOTES

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

(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

State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

(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 1 is used for residential purposes.

(6) No further splits will be permitted without replatting said

### Owner's Agreement

All owners agree that no further splits shall be created using this access easement without further approval of all owners and the Holmes County Planning Commission.

## Maintenance Agreement

The owners of Lot 1 of the Berlin Township Subdivision No. 19 shall be responsible for the maintenance of said 50 foot easement. The cost of said maintenance shall be shared proportionally among all parties entitled to use said easement and choose to do so.

5/8" Rebar Found "Shamp"  
5/8" Rebar Found  
5/8" Capped Pin Found "Baker"  
5/8" Capped Pin Set "Galbraith"  
Point

Location Map No Scale

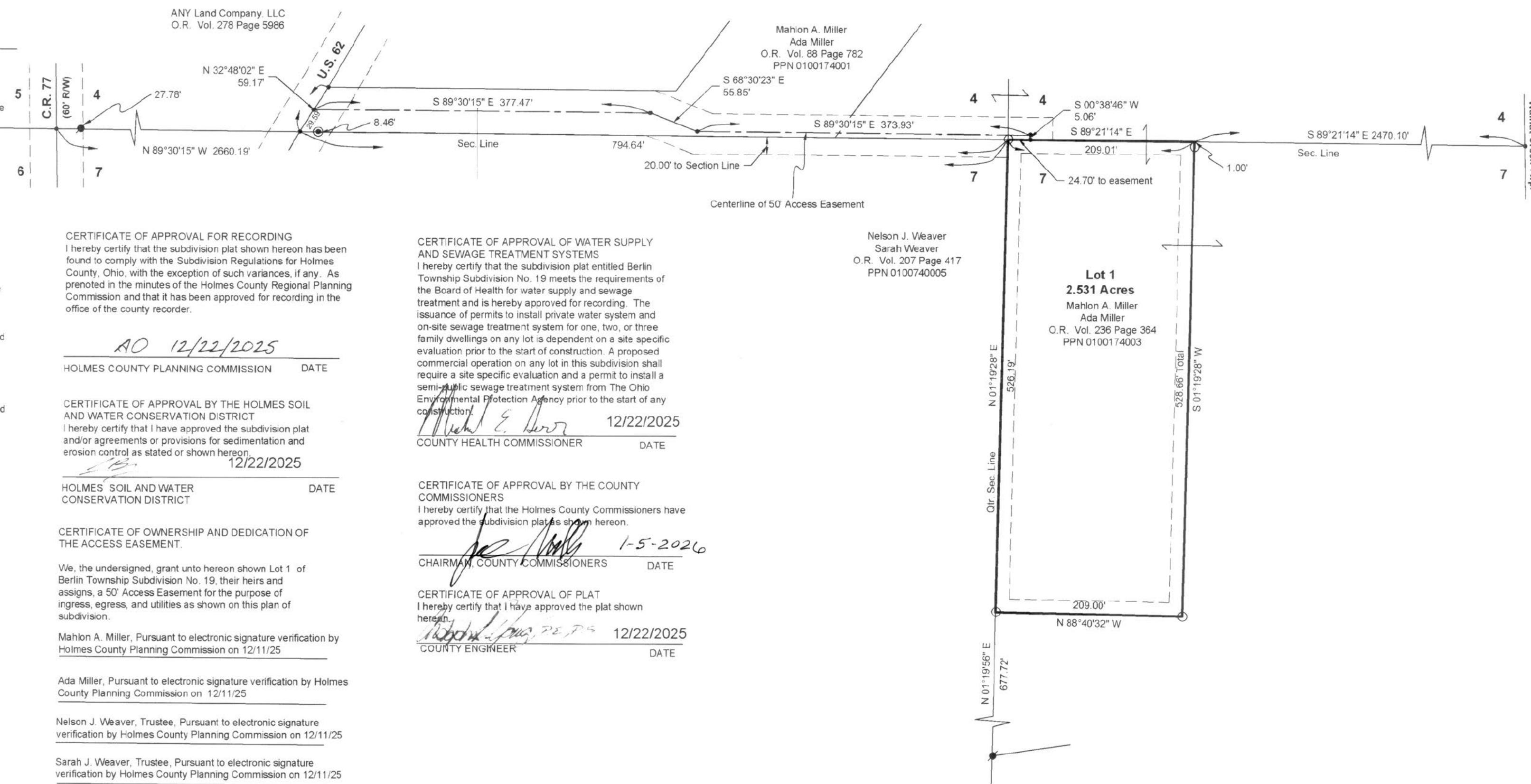
# Berlin Township Subdivision No. 19

(Preliminary/Final)



202600000112

B: 19 P: 5736  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
TA HALL, COUNTY RECOR  
01/09/2026 10:30 AM  
PLAT MED . 43.20  
PAGES: 1



**CERTIFICATE OF ACCURACY**

My knowledge  
  
Caleb Jerome Galbraith P.S. 8703  
Date: July 29, 2025  
Job ID: 15625

