

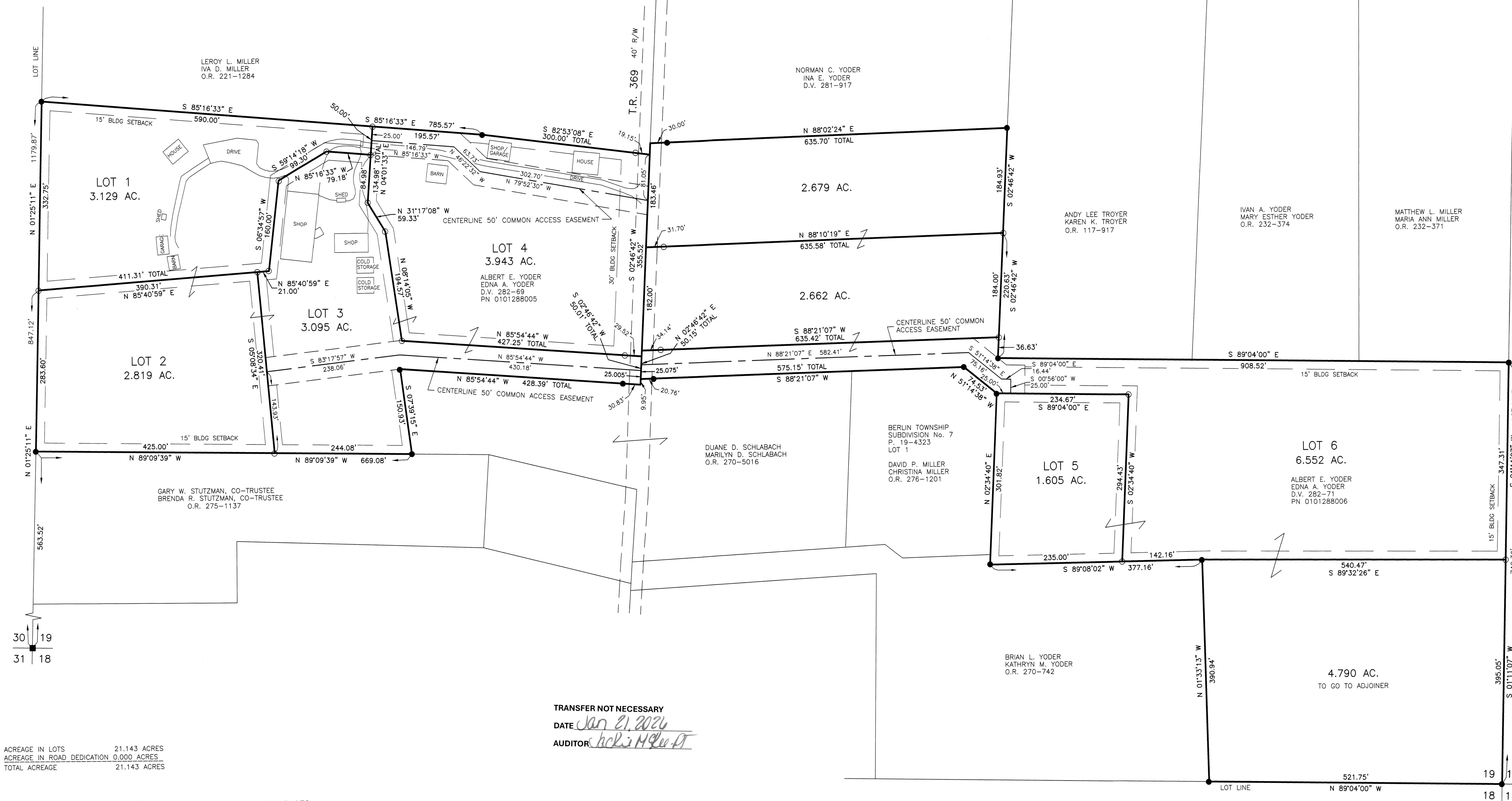
AGENT:
 ALBERT YODER
 4495 T.R. 369
 MILLERSBURG, OH 44654
 PHONE: 330-464-3450

ALBERT E. YODER SUBDIVISION

(FINAL)

MASTER PLAT

- ACTION 1) TRANSFER AND RECORD PLAT
 ACTION 2) CONVEY LOTS 1-6, 2.679 ACRES, 2.662 ACRES, AND 4.790 ACRES
 FROM ALBERT E. YODER AND EDNA A. YODER TO THEMSELVES



NOTE: SIGN IN PERMANENT BLACK INK

ACKNOWLEDGEMENT OF ENCROACHMENTS
 We hereby consent to the undersigned owners acknowledgement of the existence of certain encroaching structures as depicted hereon and we hereby consent to maintenance of said structures in their current location.

ALBERT E. YODER, PURSUANT TO ELECTRONIC
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
 COMMISSION ON DECEMBER 8, 2025.

ALBERT E. YODER DATE

EDNA A. YODER, PURSUANT TO ELECTRONIC
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
 COMMISSION ON DECEMBER 8, 2025.

EDNA A. YODER DATE

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.

ALBERT E. YODER, PURSUANT TO ELECTRONIC
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
 COMMISSION ON DECEMBER 8, 2025.

ALBERT E. YODER DATE

EDNA A. YODER, PURSUANT TO ELECTRONIC
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
 COMMISSION ON DECEMBER 8, 2025.

EDNA A. YODER DATE

CERTIFICATE OF DEDICATION OF EASEMENTS
 We, the undersigned, grant unto hereon shown Lots 1-6, their heirs and assigns, the 50' easements for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

ALBERT E. YODER, PURSUANT TO ELECTRONIC
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
 COMMISSION ON DECEMBER 8, 2025.

ALBERT E. YODER DATE

EDNA A. YODER, PURSUANT TO ELECTRONIC
 SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING
 COMMISSION ON DECEMBER 8, 2025.

EDNA A. YODER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled ALBERT E. YODER SUBDIVISION 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.

12/30/2025

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.

12/30/2025

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.

1-5-2026

Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

12/30/2025

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.

12/30/2025

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.

12/30/2025

Donald C. Baker, P.S. 6938 DATE

TRANSFER NOT NECESSARY

DATE Jan 21, 2026

AUDITOR hcl M Qu A

ACREAGE IN LOTS 21.143 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 21.143 ACRES

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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.

REFERENCES

DEED VOL. 282 PAGE 69
 DEED VOL. 282 PAGE 71
 O.R. VOL. 270 PAGE 742
 O.R. VOL. 270 PAGE 5016
 O.R. VOL. 276 PAGE 1201
 O.R. VOL. 221 PAGE 1284
 PLAT VOL. 15 PAGE 153
 PLAT VOL. 19 PAGE 3937
 PLAT VOL. 19 PAGE 4323
 PLAT VOL. 19 PAGE 2009

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

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

BERLIN TOWNSHIP
 3RD QTR., LOT 19
 T-9 N; R-5 W
 HOLMES COUNTY, OHIO

0 100 200 300
 SCALE: 1"=100'
 DATE: JAN. 27, 2025
 TAB\GRB\KES WORK\7\S-23-25\CNK

STONE FOUND
 5/8" REBAR FOUND
 UNLESS OTHERWISE NOTED
 5/8" REBAR SET WITH I.D. CAP
 I.D. CAP MARKED "BAKER 6938"

