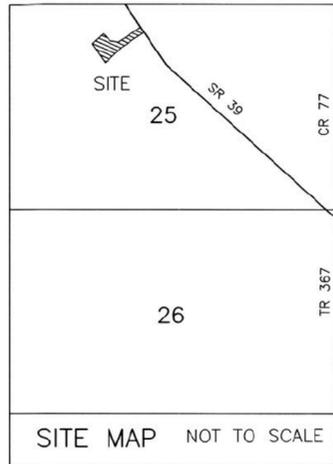


# BERLIN TOWNSHIP SUBDIVISION NO. 2

## REPLAT No. 1

REPLAT OF  
BERLIN TOWNSHIP SUBDIVISION No. 1 (P. 19-3977)  
LOT 1 AND ADDITIONAL LANDS  
(FINAL)

20260001052  
B: 19 P: 5781  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
03/10/2026 01:33 PM  
PLAT MED . 43.20  
PAGES: 1  
ORV 295 Pg 1579  
ORV 295 Pg 1582



AGENT:  
BEVERLY RABER  
4610 S.R. 39  
MILLERSBURG, OH 44654  
PHONE: 330-473-8140

SITE MAP NOT TO SCALE

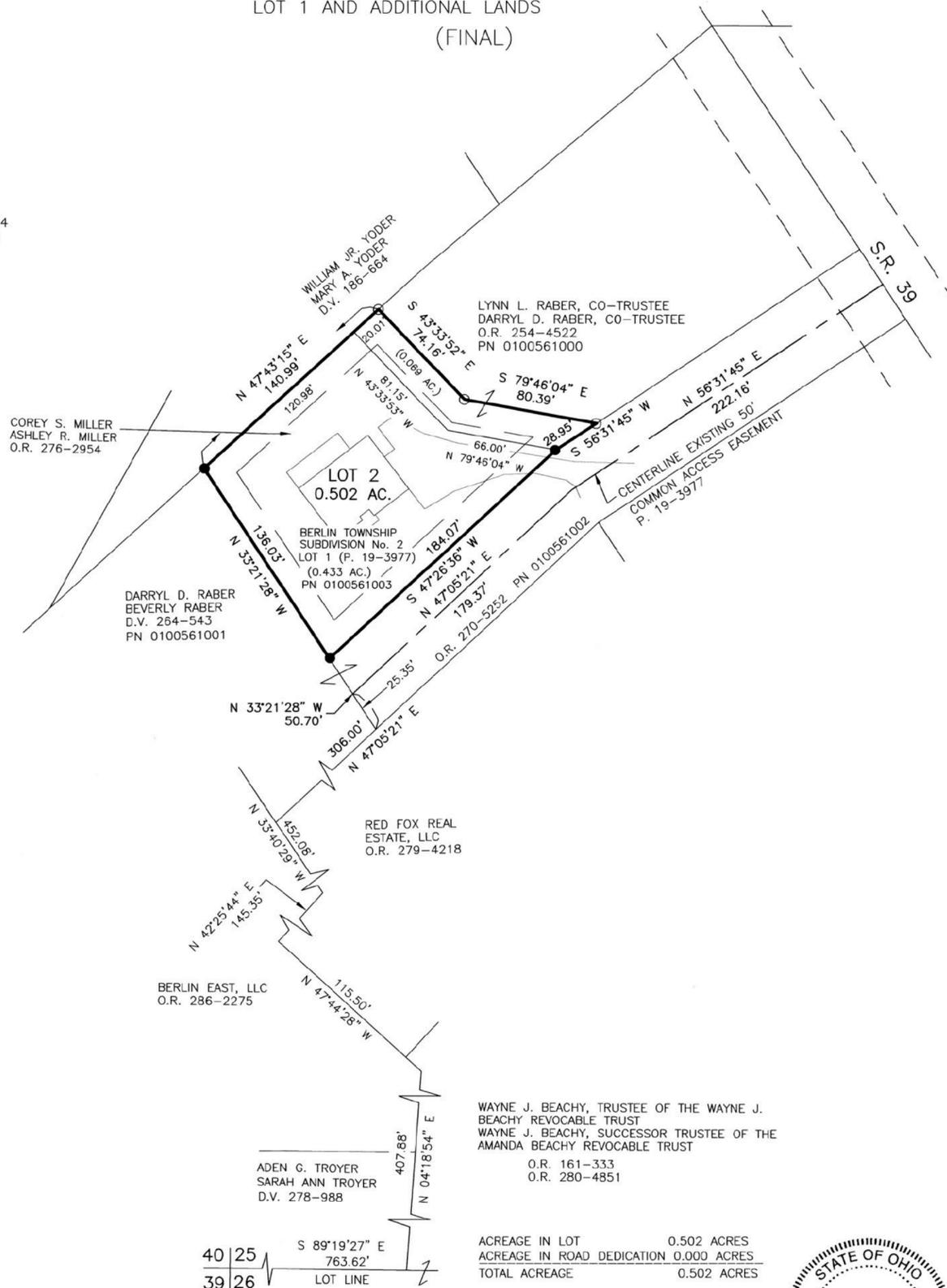
### MASTER PLAT

- ACTION 1) CONVEY 0.069 ACRE PARCEL TO ADJOINER
- ACTION 2) RECORD SUBDIVISION PLAT
- ACTION 3) CONVEY NEW LOT 2

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

### REFERENCES

- O.R. VOL. 270 PAGE 5252
- O.R. VOL. 276 PAGE 2954
- O.R. VOL. 254 PAGE 4522
- PLAT VOL. 4 PAGE 130
- PLAT VOL. 14 PAGE 516
- PLAT VOL. 19 PAGE 1410
- PLAT VOL. 2 PAGE 577
- PLAT VOL. 19 PAGE 3977



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.

THE OWNERS OF THE HEREON SHOWN LOT 2 AND DARRYL D. RABER AND BEVERLY RABER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HEREON SHOWN 50' COMMON ACCESS EASEMENT. THE COST SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.  
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATTING SAID LOTS.  
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES.

ACREAGE IN LOT	0.502 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	0.502 ACRES

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.

Corey S. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on Dec. 10, 2025

COREY S. MILLER	DATE
Ashley R. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on Dec. 10, 2025	
ASHLEY R. MILLER	DATE

### CERTIFICATE OF DEDICATION OF COMMON ACCESS EASEMENT

We, the undersigned, grant unto hereon shown Lot 2, their heirs and assigns, the 50' common access easement for the purpose of ingress, egress and utilities as shown on this plat of subdivision.

Corey S. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on Dec. 10, 2025

COREY S. MILLER	DATE
Ashley R. Miller, pursuant to electronic signature verification by Holmes County Planning Commission on Dec. 10, 2025	
ASHLEY R. MILLER	DATE

Darryl D. Raber, pursuant to electronic signature verification by Holmes County Planning Commission on Dec. 10, 2025

DARRYL D. RABER	DATE
Beverly Raber, pursuant to electronic signature verification by Holmes County Planning Commission on Dec. 10, 2025	
BEVERLY RABER	DATE

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

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION NO. 2 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 a private water system and on-site sewage treatment system on any lot is dependent on a site specific evaluation prior to the start of any construction.

*Michael E. Herr* 2/24/2026  
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]* 2/24/2026  
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.

*Donal C. Baker* 3/2/26  
Chairman, County Commissioners DATE

### CERTIFICATE OF APPROVAL OF PLAT

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

*Donal C. Baker, P.E., P.S.* 2/24/2026  
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.

*AO* 2/24/2026  
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.

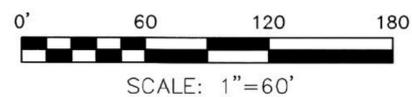
*Donal C. Baker* Dec. 10, 2025  
Donal C. Baker, P.S. 6938 DATE

### TRANSFER NOT NECESSARY

DATE 3-10-26  
AUDITOR Jackie Moore

BAKER SURVEYING, LLC  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027  
EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP  
3RD. QTR., LOT 25  
T-9 N; R-5 W  
HOLMES COUNTY, OHIO



DATE: SEPT. 19, 2025  
KES WORK7\S-479-25

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

