

BERLIN TOWNSHIP SUBDIVISION No. 22 (FINAL)

AGENT:
JAMES SHETLER
6009 C.R. 203
MILLERSBURG, OH 44654
PHONE: 330-600-5606

MASTER PLAT
ACTION 1) TRANSFER AND RECORD PLAT
ACTION 2) CONVEY LOT 1
ACTION 3) CONVEY LOT 2

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.

Daniel A. Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on March 31, 2026.

DANIEL A. HERSHBERGER DATE

Mary Esther Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on March 31, 2026.

MARY ESTHER HERSHBERGER DATE

CERTIFICATE OF DEDICATION OF EASEMENT

We, the undersigned, grant unto hereon shown Lots 1 and Lot 2, their heirs and assigns, the 50' easement for the purposes of ingress, egress and utilities as shown on this plan of subdivision.

Daniel A. Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on March 31, 2026.

DANIEL A. HERSHBERGER DATE

Mary Esther Hershberger, pursuant to electronic signature verification by Holmes County Planning Commission on March 31, 2026.

MARY ESTHER HERSHBERGER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 22 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.

Michael E. Dorner 4/14/2026
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] 4/14/2026
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.

David L. Hall 4/20/26
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT

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

Michael J. Long, P.E., P.S. 4/14/2026
County Engineer DATE

CERTIFICATE OF APPROVAL FOR RECORDING

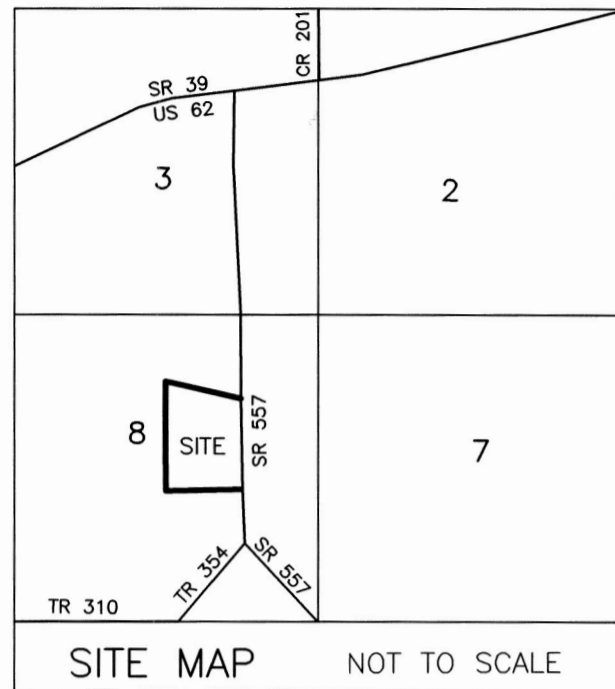
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as prenoted in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

AD 4/14/2026
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.

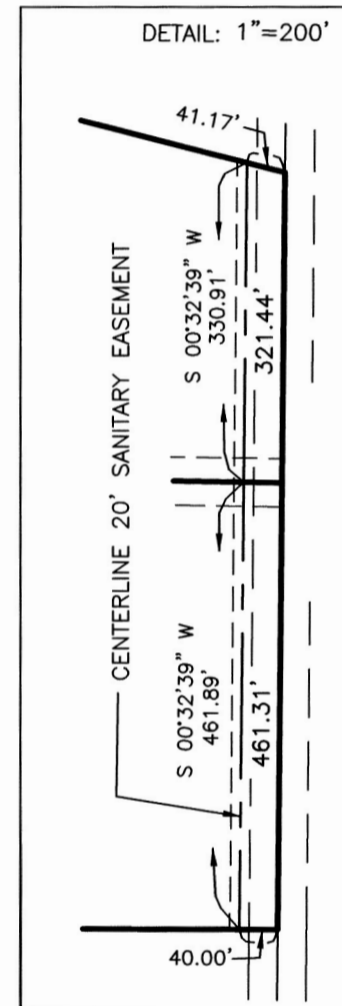
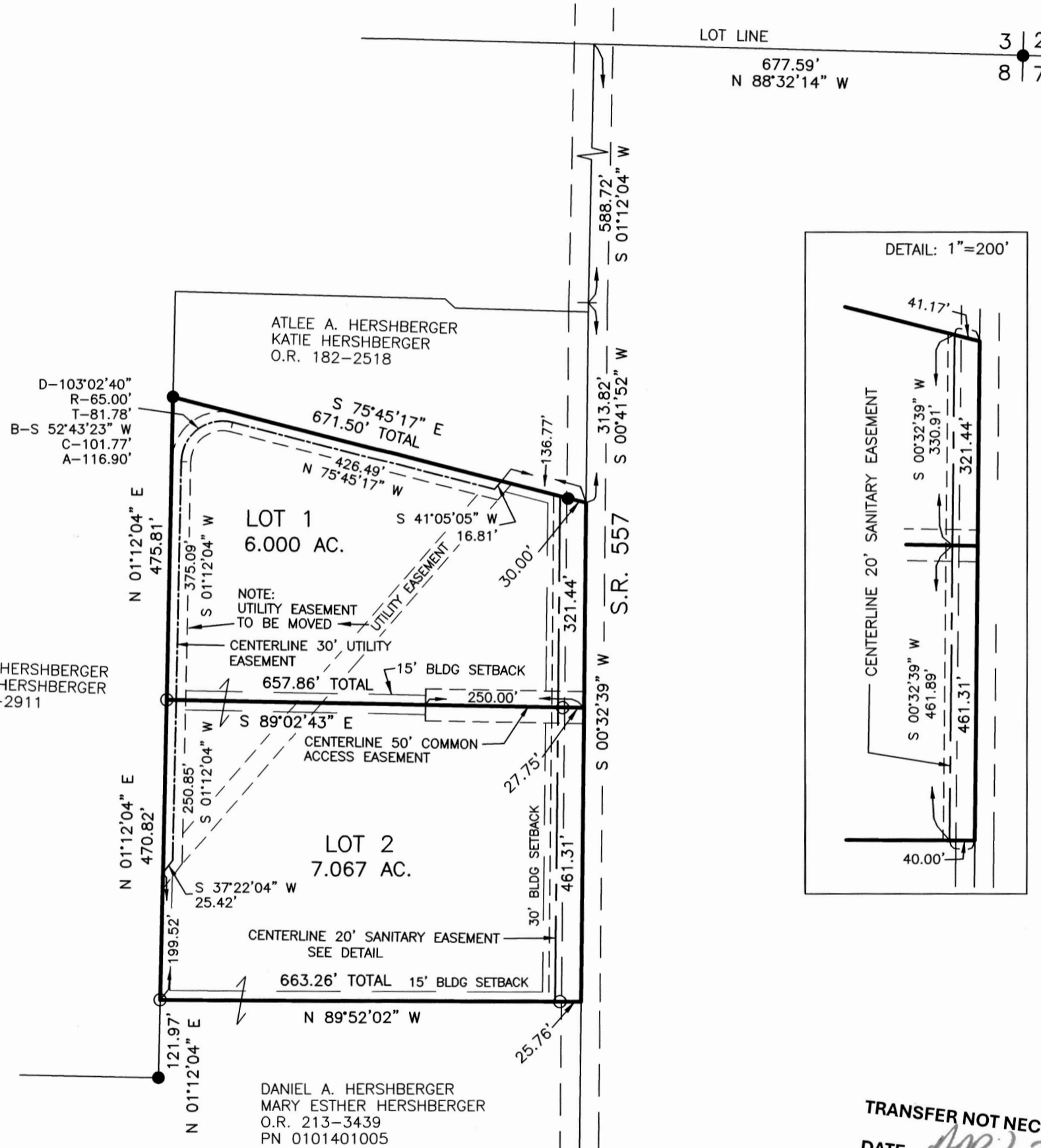
Donald C. Baker MARCH 3, 2026
Donald C. Baker, P.S. 6938 DATE



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

REFERENCES

O.R. VOL. 213 PAGE 3439
PLAT VOL. 19 PAGE 1055
PLAT VOL. 19 PAGE 1578



ACREAGE IN LOTS 13.067 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 13.067 ACRES

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.

NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLATING SAID LOTS.

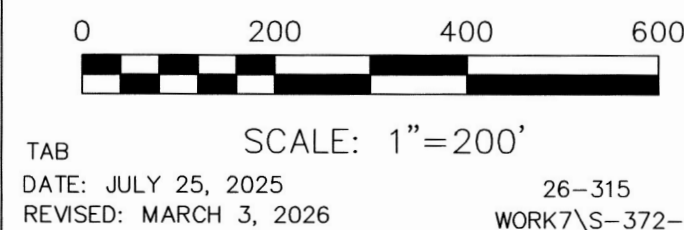
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES AND 30' OFF ROAD RIGHT OF WAY

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

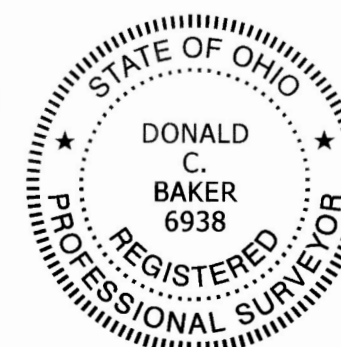
State regulated permits and plans may be required by the Ohio Environmental Protection Agency to address stormwater and sedimentation issues.

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

BERLIN TOWNSHIP
4TH. QTR., LOT 8
T-9 N; R-6 W
HOLMES COUNTY, OHIO



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



TRANSFER NOT NECESSARY
DATE *APR 24 2026*
AUDITOR *[Signature]*