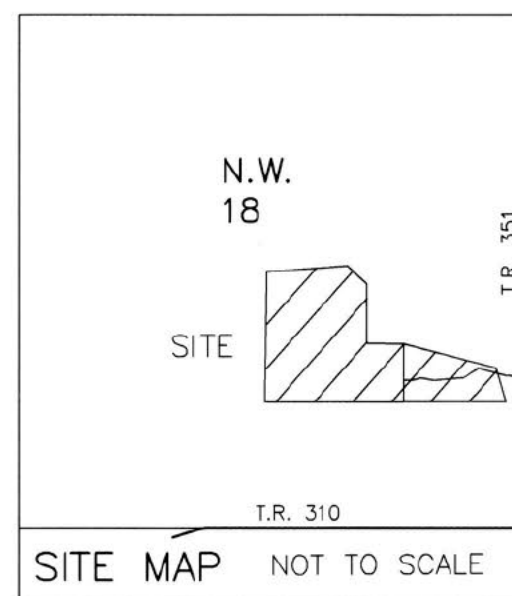


O.R. 285 Pg 5019
 O.R. 285 Pg 5022
 O.R. 285 Pg 5026
 O.R. 285 Pg 5028
 O.R. 285 Pg 5031
 O.R. 285 Pg 5035
 O.R. 285 Pg 5038

BERLIN TOWNSHIP SUBDIVISION No. 15 (FINAL)



AGENT:
 MATT MILLER
 4993 T.R. 351
 MILLERSBURG, OHIO 44654
 PHONE: 330-749-2687

REFERENCES

- O.R. VOL. 247 PAGE 6967
- O.R. VOL. 272 PAGE 5073
- O.R. VOL. 276 PAGE 3941
- O.R. VOL. 277 PAGE 2714
- O.R. VOL. 268 PAGE 2045
- PLAT VOL. 16 PAGE 406
- PLAT VOL. 18 PAGE 894
- PLAT VOL. 19 PAGE 2432
- PLAT VOL. 19 PAGE 3787
- PLAT VOL. 19 PAGE 4418

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

MASTER PLAT

- ACTION 1) CONVEY 2.925 ACRES TO ADJOINER
- ACTION 2) CONVEY 12.568 ACRES
- ACTION 3) CONVEY 4.500 ACRES TO ADJOINER
- ACTION 4) VACATE EXISTING 50' EASEMENT (P.V. 16-406)
- ACTION 5) TRANSFER AND RECORD PLAT
- ACTION 6) CONVEY NEW 50' COMMON ACCESS EASEMENT
- ACTION 7) CONVEY NEW LOT 1
- ACTION 8) CONVEY NEW LOT 2

MAINTENANCE AGREEMENT

THE OWNERS OF LOTS 1 AND 2 OF THE BERLIN TOWNSHIP SUBDIVISION No. 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HERON SHOWN 50' COMMON ACCESS EASEMENT. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID 50' COMMON ACCESS EASEMENT.

THESE LOTS ARE FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY.
 NO FURTHER SPLITS WILL BE PERMITTED
 WITHOUT REPLATING SAID LOTS.

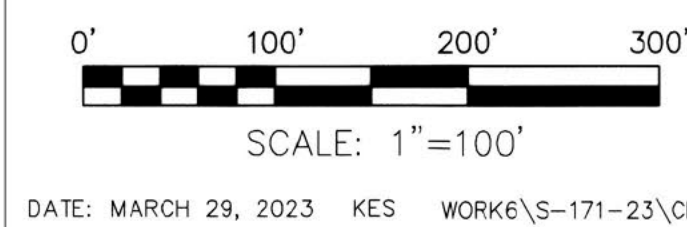
NOTE: BUILDING SETBACK LINES ARE 15'
 OFF SIDE AND REAR LINES

ACREAGE IN LOTS 12.186 ACRES
 ACREAGE IN ROAD DEDICATION 0.000 ACRES
 TOTAL ACREAGE 12.186 ACRES

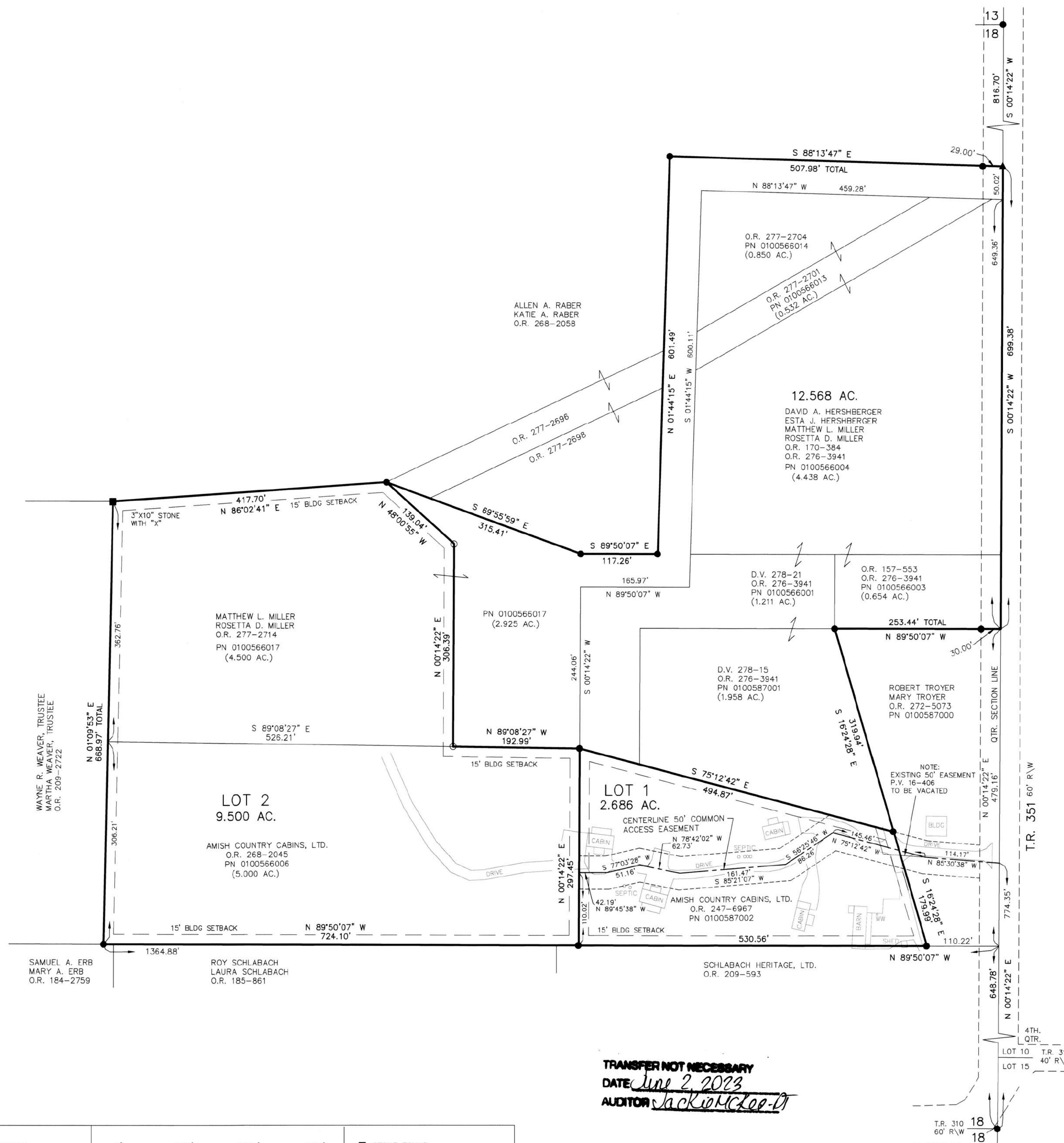
For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office: 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, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 EMAIL: bakersurveying@gmail.com

BERLIN TOWNSHIP
 N.W. QTR. SECTION 18
 T-9 N; R-6 W
 HOLMES COUNTY, OHIO



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



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 plat of subdivision with our free consent and establish the minimum building restriction lines.

AARON HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 8, 2023.

AMISH COUNTRY CABINS, LTD. DATE
 AARON HERSHBERGER (PRINCIPAL)
 MATTHEW L. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 8, 2023.

MATTHEW L. MILLER DATE
 ROSETTA D. MILLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 8, 2023.
 ROSETTA D. MILLER DATE

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

AARON HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 8, 2023.

AMISH COUNTRY CABINS, LTD. DATE
 AARON HERSHBERGER (PRINCIPAL)
 ROBERT TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 8, 2023.
 ROBERT TROYER DATE

MARY TROYER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON MAY 8, 2023.
 MARY TROYER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 15 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.

Mark E. Burr 5/18/2023
 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 Miller 5/18/2023
 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.

Chairman, County Commissioners DATE
 I hereby certify that I have approved the plat shown hereon.
Arnold Oliver 5/18/2023
 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.

Arnold Oliver 5/18/2023
 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 APRIL 28, 2023
 Donald C. Baker P.S. 6938 DATE

