

**Berlin Township
1st Qtr. Lot 3
T-9 N; R-6 W
Holmes County, Ohio**

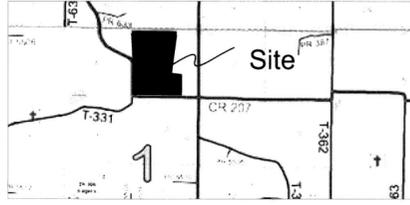
Berlin Township Subdivision No. 21
(Final)

MASTER PLAT The purpose of this survey:

- Action 1) Transfer and record Plat.
- Action 2) Convey all parcels.

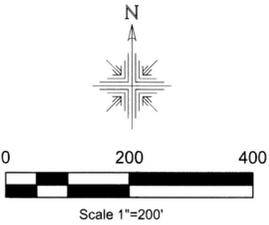
Agent: Steven Andrews
375 Fry Rd.
Wooster, OH 44691
Phone: 330-465-8498

Area in Lots	13.141 Acres
Area in Road Dedication	0.000 Acres
Total Area in Allotment	13.141 Acres



- Stone Found
- 5/8" Rebar Found "Galbraith"
- 5/8" Rebar Found
- ▲ Railroad Spike Found
- 5/8" Capped Pin Set "Galbraith-8703"
- Point

T-10 N, R-6 W
Salt Creek Twp. 4th Qtr.
Berlin Twp. 1st Qtr.
T-9 N, R-6 W



REFERENCES:
Deeds as shown

- Plat Vol. 5 Page 96
- Plat Vol. 9 Page 67
- Plat Vol. 7 Page 370
- Plat Vol. 17 Page 869
- Plat Vol. 8 Page 801

NOTES:

(1) Basis of Bearing are from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). All distances shown hereon are ground distances. To obtain grid distance multiply the distances by a scale factor of 0.999927636.

(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
Millersburg, Ohio 44654

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.

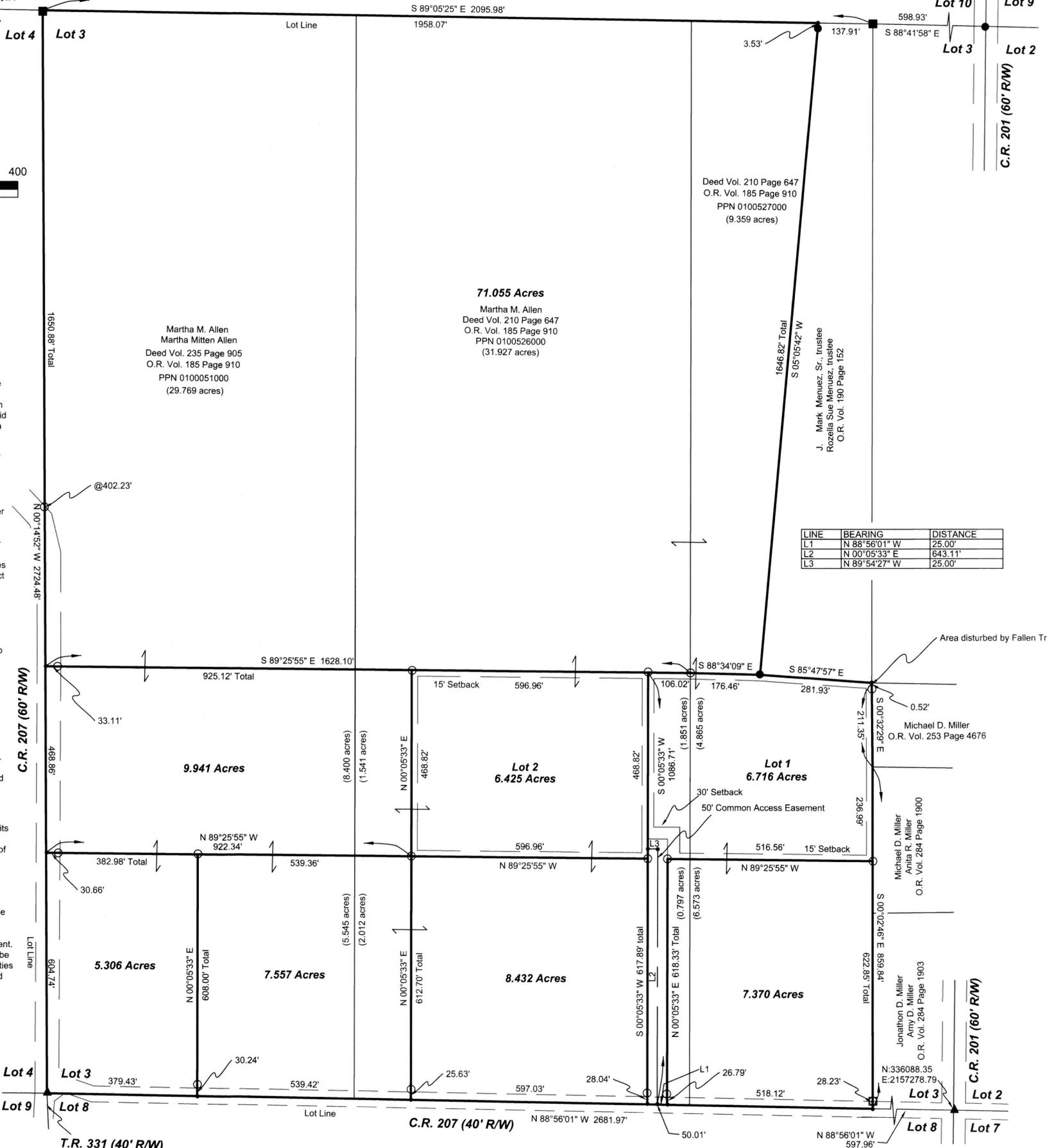
(5) Lot 1 and Lot 2 are used for residential or commercial purposes.

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

Owners 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 and Lot 2 of the Berlin Township Subdivision No. 21 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.



LINE	BEARING	DISTANCE
L1	N 88°56'01" W	25.00'
L2	N 00°05'33" E	643.11'
L3	N 89°54'27" W	25.00'



I certify this survey to be correct to the best of my knowledge.
Caleb Galbraith
Caleb Jerome Galbraith P.S. 8703
Date: Nov. 19, 2025
Job ID: 18125

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION.
We hereby 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 setback restriction lines.

Martha M. Allen aka Martha Mitten Allen, Pursuant to electronic signature verification by Holmes County Planning Commission on Jan 5, 2026.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF THE ACCESS EASEMENT.

We, the undersigned, grant unto hereon shown Lot 1 and Lot 2 of Berlin Township Subdivision No. 21, their heirs and assigns, a 50' Access Easement for the purpose of ingress, egress, and utilities as shown on this plan of subdivision.

Martha M. Allen aka Martha Mitten Allen, Pursuant to electronic signature verification by Holmes County Planning Commission on Jan 5, 2026

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 Regional Planning Commission and that it has been approved for recording in the office of the county recorder.

AO 1/22/2026
HOLMES COUNTY PLANNING COMMISSION 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] 1/22/2026
HOLMES SOIL AND WATER CONSERVATION DISTRICT DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.
[Signature] 1/22/2026
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled Berlin Township Subdivision No. 21 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 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-private sewage treatment system from The Ohio Environmental Protection Agency prior to the start of any construction.

[Signature] 1/22/2026
COUNTY HEALTH COMMISSIONER DATE

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.
[Signature] 1/29/26
CHAIRMAN, COUNTY COMMISSIONERS DATE

TRANSFER NOT NECESSARY

DATE *Feb. 12, 2026*
AUDITOR *[Signature]*