

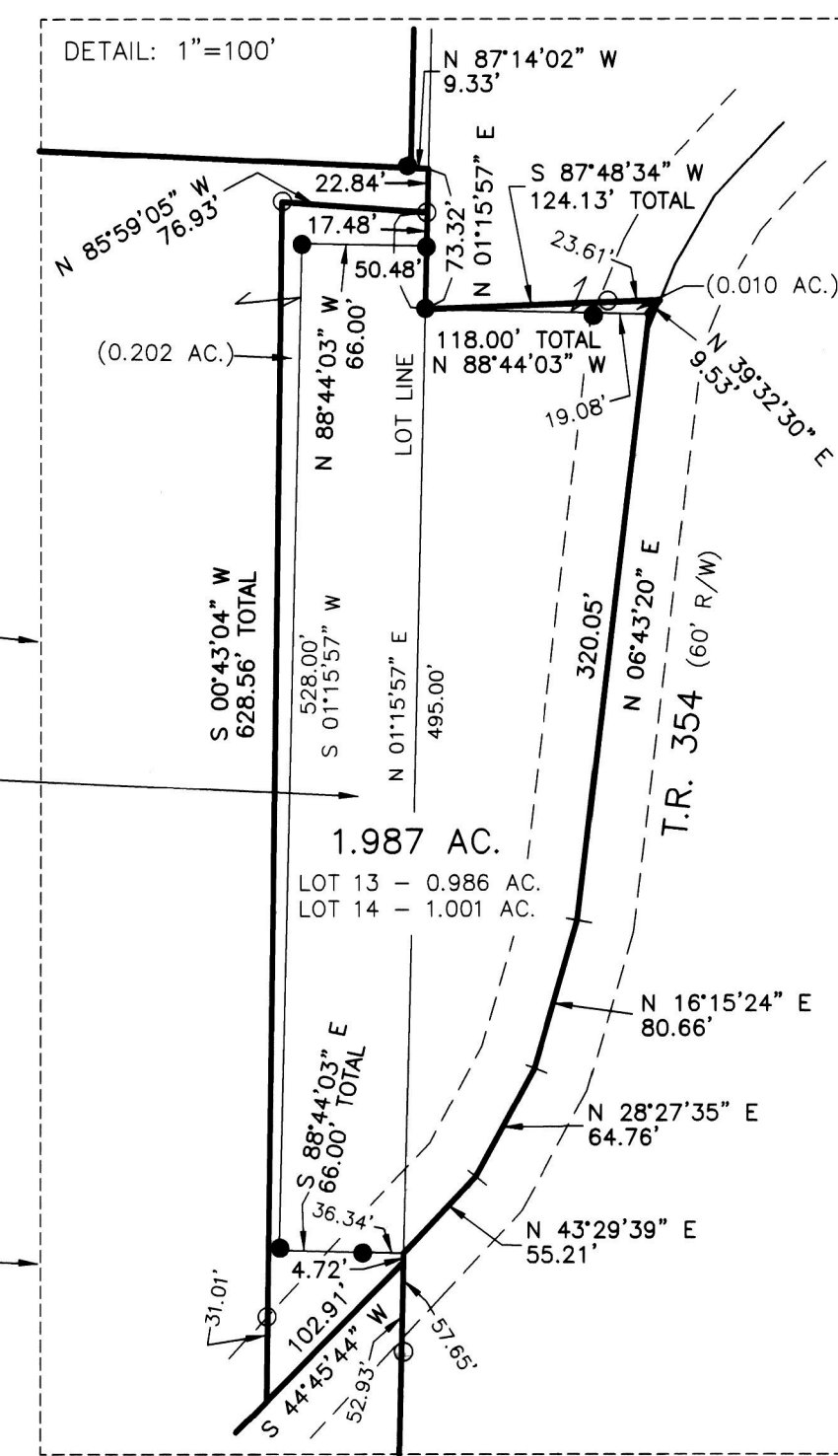
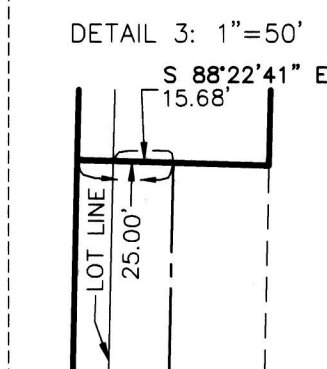
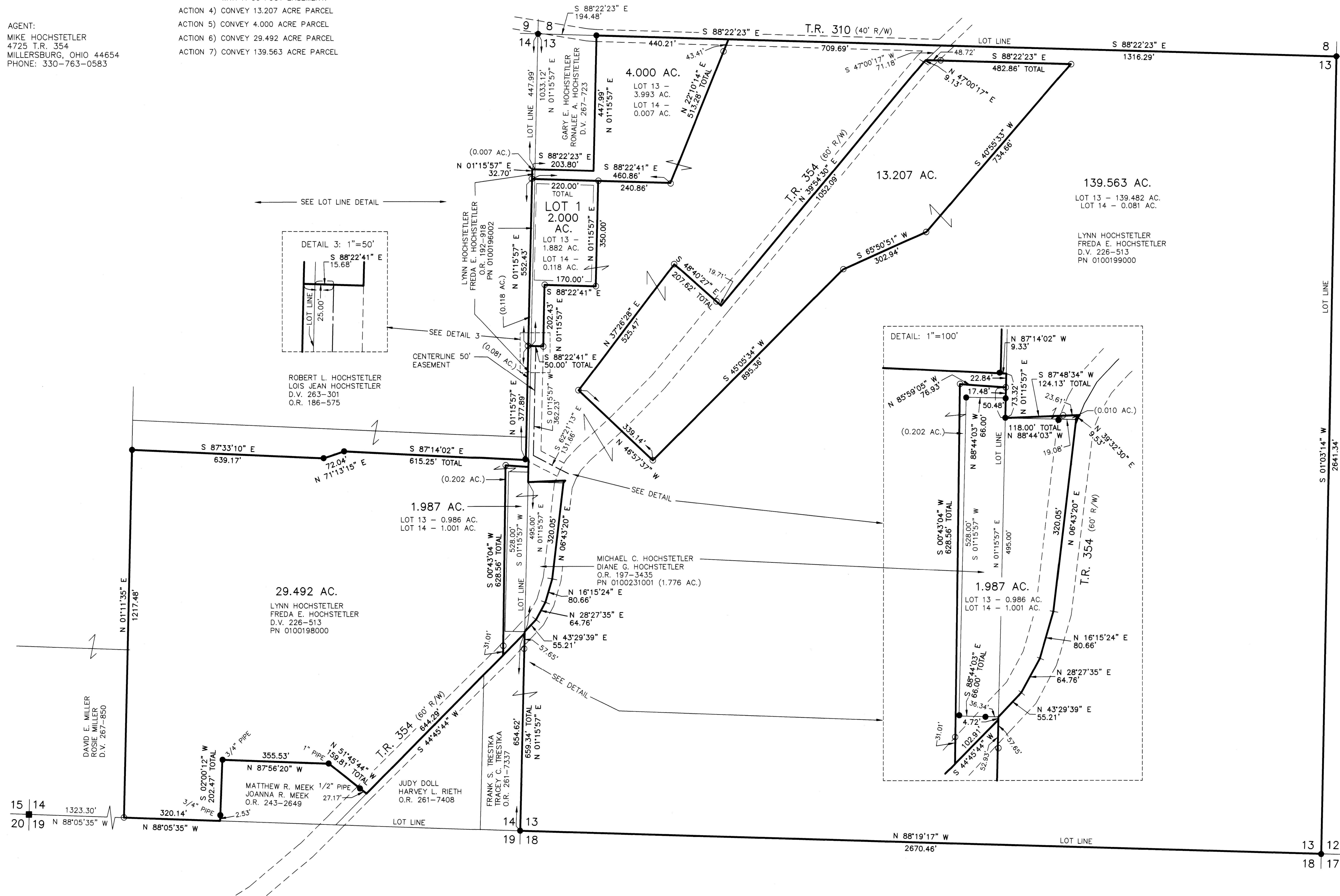
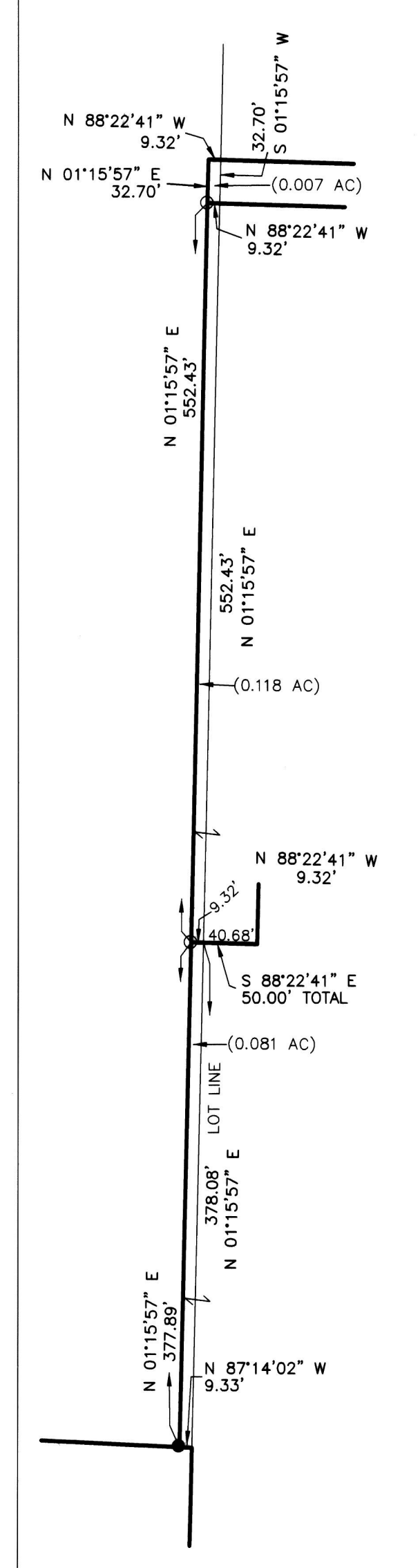
AGENT:
MIKE HOCHSTETLER
4725 T.R. 354
MILLERSBURG, OHIO 44654
PHONE: 330-763-0583

MASTER PLAT
THE PURPOSE OF THIS SURVEY

- ACTION 1) CONVEY 0.202 ACRE SPLIT AND 0.010 ACRE SPLIT FROM LYNN HOCHSTETLER AND FRED A. HOCHSTETLER TO MICHAEL C. HOCHSTETLER AND DIANE G. HOCHSTETLER
- ACTION 2) CONSOLIDATE 0.202 ACRE SPLIT, 0.010 ACRE SPLIT AND EXISTING 1.776 ACRE PARCEL INTO NEW 1.987 ACRE PARCEL
- ACTION 3) CONVEY NEW LOT 1 OF BERLIN TOWNSHIP SUBDIVISION No. 4 WITH A 50 FOOT EASEMENT.
- ACTION 4) CONVEY 13.207 ACRE PARCEL
- ACTION 5) CONVEY 4.000 ACRE PARCEL
- ACTION 6) CONVEY 29.492 ACRE PARCEL
- ACTION 7) CONVEY 139.563 ACRE PARCEL

BERLIN TOWNSHIP SUBDIVISION No. 4
(FINAL)

LOT LINE
DETAIL: 1"=100'



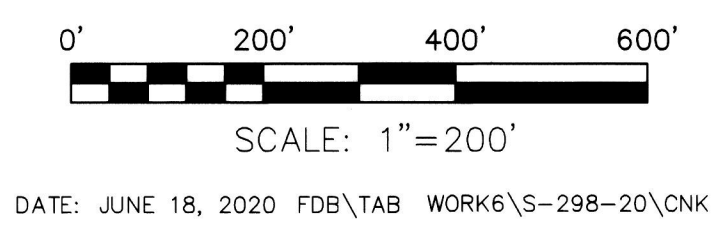
THIS LOT IS FOR RESIDENTIAL PURPOSES ONLY.
NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLACING SAID LOT.
NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE AND REAR LINES.

ACREAGE IN LOT 2.000 ACRES
ACREAGE IN ROAD DEDICATION 0.000 ACRES
TOTAL ACREAGE 2.000 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
4TH. QTR., LOTS 13 & 14
T-9 N; R-6 W
HOLMES COUNTY, OHIO



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

REFERENCES
DEED VOL. 226 PAGE 513
DEED VOL. 267 PAGE 723
DEED VOL. 267 PAGE 850
O.R. VOL. 197 PAGE 3435
O.R. VOL. 186 PAGE 575
O.R. VOL. 192 PAGE 918
PLAT VOL. 19 PAGE 1063
PLAT VOL. 10 PAGE 707
PLAT VOL. 14 PAGE 746
BASIS OF BEARINGS ASSUMED

TRANSFER NOT NECESSARY
DATE: September 28, 2020
AUDITOR: Jackie McGehee

P.2-604

202000010895
R: 2 P: 604
FILED FOR RECORD IN
HOLMES COUNTY, OH
META HALL, COUNTY RECORDER
08/28/2020 12:55 PM
PLAT LARGE - 86.40
PAGES: 1
DRY 273 Pgs 7221,
7226,
7229,
7232,
7235,
7238 +
7241

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.

LYNN HOCHSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 19, 2020.

LYNN HOCHSTETLER DATE

FREDA E. HOCHSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 19, 2020.

FREDA E. HOCHSTETLER DATE

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

LYNN HOCHSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 19, 2020.

LYNN HOCHSTETLER DATE

FREDA E. HOCHSTETLER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON AUGUST 19, 2020.

FREDA E. HOCHSTETLER DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 4 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 of any lot is dependent on a site specific evaluation prior to the start of any construction.

Michael E. Herr 08/31/2020
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.

08/31/2020
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.

08/31/2020
Chairman, County Commissioners DATE

CERTIFICATE OF APPROVAL OF PLAT
I hereby certify that I have approved the plat shown hereon.

08/31/2020
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.

08/31/2020
Arnold Oliver DATE
Holmes County Planning Commission

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.

08/31/2020
Donald C. Baker P.S. 6938 DATE

