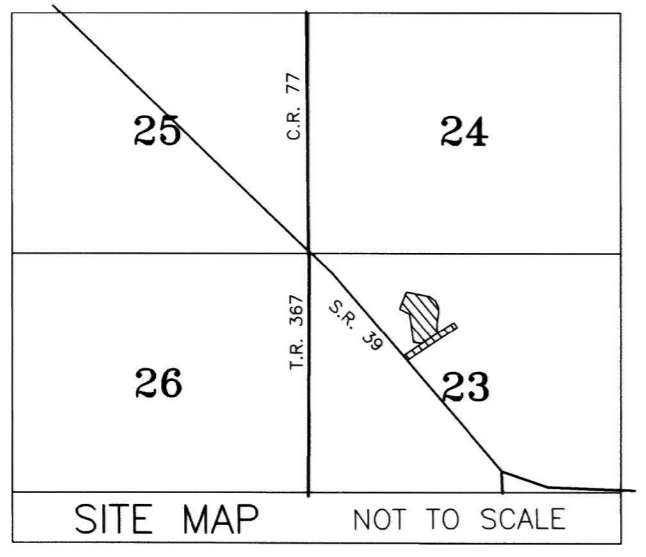


ORV 275 Pgs 564 & 567

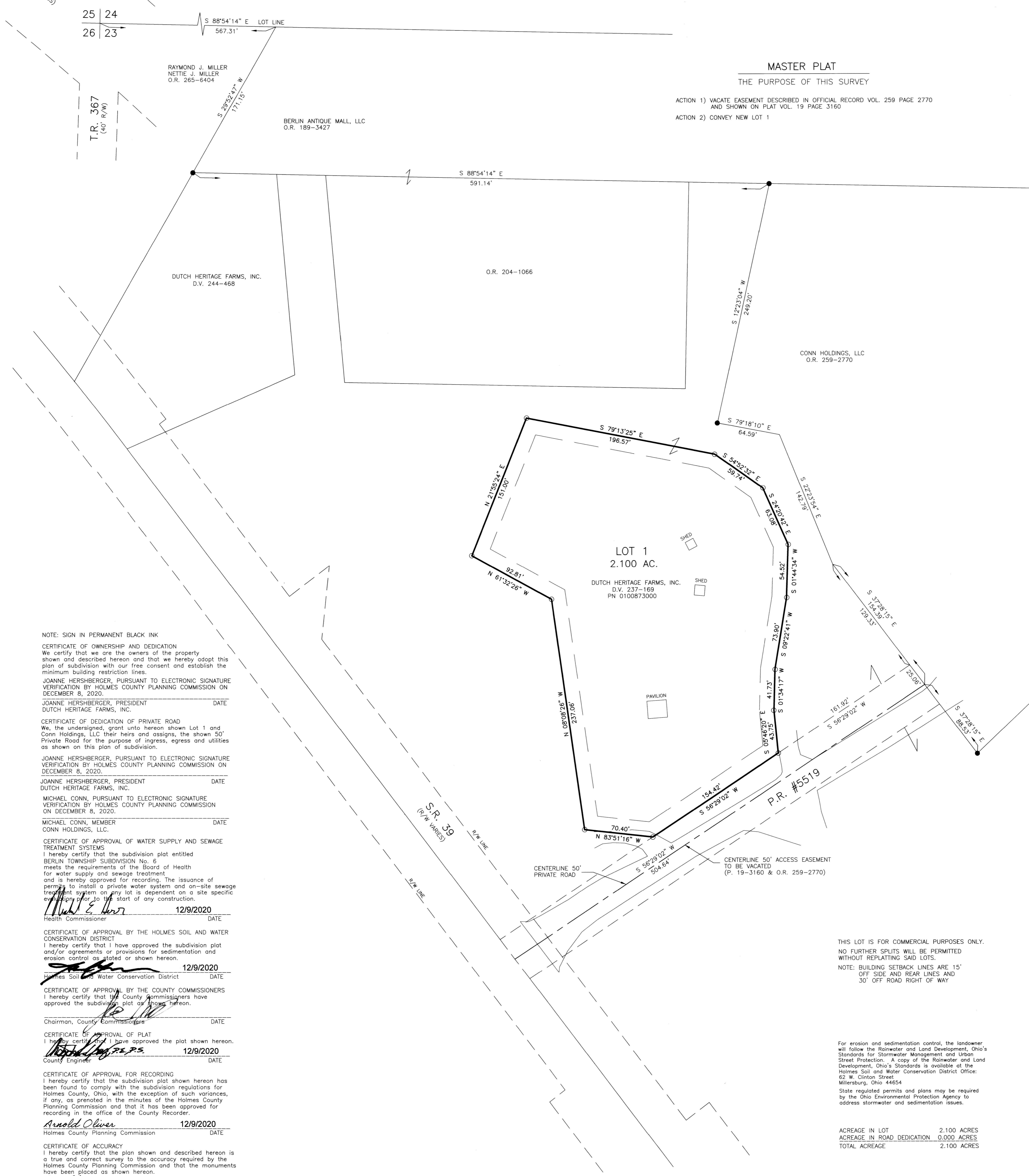
BERLIN TOWNSHIP SUBDIVISION No. 6

(FINAL)

AGENT:
 DAN MATHIE
 CRITCHFIELD, CRITCHFIELD
 & JOHNSTON
 138 E. JACKSON STREET
 MILLERSBURG, OH 44654
 PHONE: 330-674-3055



S.R. 39
 (R/W VARIES)



MASTER PLAT THE PURPOSE OF THIS SURVEY

- ACTION 1) VACATE EASEMENT DESCRIBED IN OFFICIAL RECORD VOL. 259 PAGE 2770 AND SHOWN ON PLAT VOL. 19 PAGE 3160
- ACTION 2) CONVEY NEW LOT 1

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.

JOANNE HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 8, 2020

JOANNE HERSHBERGER, PRESIDENT DATE
 DUTCH HERITAGE FARMS, INC.

CERTIFICATE OF DEDICATION OF PRIVATE ROAD
 We, the undersigned, grant unto hereon shown Lot 1 and Conn Holdings, LLC their heirs and assigns, the shown 50' Private Road for the purpose of ingress, egress and utilities as shown on this plan of subdivision.

JOANNE HERSHBERGER, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 8, 2020

JOANNE HERSHBERGER, PRESIDENT DATE
 DUTCH HERITAGE FARMS, INC.

MICHAEL CONN, PURSUANT TO ELECTRONIC SIGNATURE VERIFICATION BY HOLMES COUNTY PLANNING COMMISSION ON DECEMBER 8, 2020

MICHAEL CONN, MEMBER DATE
 CONN HOLDINGS, LLC.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS
 I hereby certify that the subdivision plat entitled BERLIN TOWNSHIP SUBDIVISION No. 6 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 engineering report to the start of any construction.

Michael E. Herr 12/9/2020 DATE
 Health Commissioner

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] 12/9/2020 DATE
 Holmes Soil and Water Conservation District

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS
 I hereby certify that the County Commissioners have approved the subdivision plat as shown hereon.

[Signature] DATE
 Chairman, County Commissioners

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

Robert Long, P.E., P.S. 12/9/2020 DATE
 County Engineer

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.

Arnold Oliver 12/9/2020 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.

A-L.C.C. DECEMBER 3, 2020 DATE
 Aaron L. Gerber, P.S. 8379

THIS LOT IS FOR 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.

ACREAGE IN LOT	2.100 ACRES
ACREAGE IN ROAD DEDICATION	0.000 ACRES
TOTAL ACREAGE	2.100 ACRES

MAINTENANCE AGREEMENT

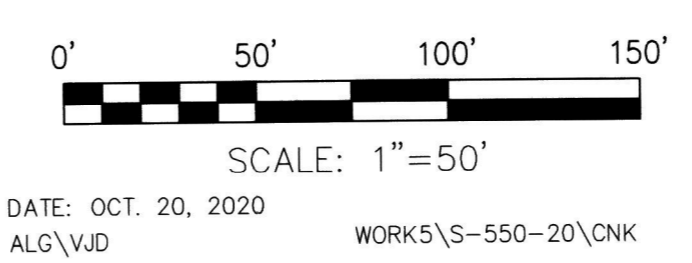
THE OWNERS OF LOT 1 OF BERLIN TOWNSHIP SUBDIVISION No. 6 AND CONN HOLDINGS, LLC SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE ROAD (NUMBER 5519). THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL PARTIES ENTITLED TO USE SAID PRIVATE ROAD.

TRANSFER NOT NECESSARY
 DATE: December 17, 2020
 AUDITOR: Jackie McPhee



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

BERLIN TOWNSHIP
 3RD QTR., LOT 23
 T-9 N; R-5 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 LLC"

REFERENCES
 DEED VOL. 237 PAGE 169
 O.R. VOL. 259 PAGE 2770
 O.R. VOL. 189 PAGE 3427
 O.R. VOL. 204 PAGE 1066
 PLAT VOL. 6 PAGE 128
 PLAT VOL. 19 PAGE 3160
 PLAT VOL. 19 PAGE 1301
 BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83