ORDINANCE NO. 4061

ACCEPTING DEDICATION OF A CERTAIN STREET, ALL UTILITIES, UTILITY EASEMENT AND UTILITY HARDWARE AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That Davids Drive commencing at the intersection of State Route 134 and running west for a distance of approximate 1714 feet including all sanitary sewer and water lines continuing in the right of way of Davids Drive for a distance of 5786 feet as identified in the Dedication Plat, Davids Drive, as prepared by CLINCO & SUTTON Surveyors, dated March 1999, are hereby accepted for public use.

Section 2. That all of the utility easements as defined on the Dedication Plat prepared by CLINCO Engineers & Surveyors dated March 1999, including the sanitary sewer easements, storm sewer easements, and water line easements are hereby accepted for public use, provided that the Grantor will not construct upon, above, or sub-adjacent thereto, within the limits of the above-described easements, any building or improvement other than those presently in existence and replacements thereof, or otherwise in any manner interfere with the use of the easements without the express written consent of the City of Wilmington, Ohio.

Section 3. That the utility lines, lift stations, pumps, hydrants, manholes, catch basins, and all other appurtenances presently located in said easement areas are hereby accepted for public use.

Section 4. That, because of the importance of maintaining said street in a safe condition and utilities, this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare, and accordingly, shall be in full force and effect immediately upon its passage.

Passed this 26th day of October, 2000.

[Signature]
President of Council

ATTEST:

[Signature]
Clerk of Council

Approved by me this 26th day of October, 2000.

[Signature]
Mayor

O.2155
BLANKENSHPH & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0794 (937) 382-0794 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006
Page 1 of 1

Legal Description
Parcel E
2.078 Acres

Situated and being in the Township of Union, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of a 60.432 Acre tract conveyed to Wilmington College (OR 231, Page 735) further described as follows:

Beginning at a 1/2" Iron Pin (found) at a Western corner of said 60.432 Acre tract in the Northern line of a 24.13 Acre tract conveyed to Community Improvement Corporation of Wilmington (DB 239, Page 200) and being the Eastern corner of a 1.322 Acre tract conveyed to The Clinton County Animal Protective Association For The Prevention Of Cruelty To Animals (DB 268, Page 139); thence with a line thereof

S 84°54'47" W 136.48 feet to an Iron Pin (SET); thence with a new division line

N 37°47'54" E 961.94 feet to an Iron Pin (SET) in the Western line of a 205.51 Acre tract conveyed to National Bank and Trust Co. (OR 180, Page 88); thence with a line thereof

S 40°35'39" E 102.09 feet to a 1/2" Iron Pin (found) in the Northern line of said 24.13 Acre tract; thence with a line thereof

S 37°47'54" W 848.53 feet to the place of beginning containing 2.078 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Surveyor No. 8206, dated July 2006, the survey plat of which is filed in Plat Book 39, Page 10 of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume_____, Page____.
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PARCEL E
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Closure Precision > 1 in 1126474278495091.20 Total Distance Inversed > 2049.045
AREA: 90528.4 SQ FT OR 2.078 ACRES

Tract E
BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0704 (937) 382-0704 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006 Page 1 of 1

Legal Description
Parcel F
4.664 Acres

Situated and being in the Township of Union, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of a 205.51 Acre tract conveyed to National Bank and Trust (OR 180, Page 88) further described as follows:

Beginning at a 1/2" Iron Pin (found) at a Western corner of said 205-51 Acre tract in the Northern line of a 24.13 Acre tract conveyed to Community Improvement Corporation of Wilmington (DB 239, Page 200) nd being the Eastern corner of a 60.432 Acre tract conveyed to Wilmington College (OR 231, Page 735); thence with a line thereof

N 40°35'39" W 102.09 feet to an Iron Pin (SET); thence with two new division lines

1. N 37°47'54" E 1887.35 feet to an Iron Pin (SET); thence with a curve to the left having a radius of 950.00 feet, an arc length of 145.89 and a chord bearing

2. N 33°23'56" E 145.75 feet to an Iron Pin (SET) in the Western line of a remainder 536.23 Acre tract conveyed to B. Anthony Williams, Trust; thence with a line thereof

S 39°16'24" E 106.85 feet to an Iron Pin (SET); thence with a curve to the right having a radius of 1050.00 feet, an arc length of 121.69 feet and a chord bearing

S 34°28'42" W 121.62 feet to an Iron Pin (SET) in the Northern line of said 24.213 Acre tract; thence with a line thereof

S 37°47'54" W 1907.89 feet to the beginning containing 4.664 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 377, Page 210, of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume, Page____.
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BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-9704 (937) 382-0764 FAX

File: David's Drive Extension
Job No: 03-5225

Legal Description
Parcel G
7.118 Acres

Situated and being in the Township of Union, County of Clinton, and State of Ohio; being a part of Military Survey Nos. 1086, 1170, and 2690 and a part of a Remainder 536.23 Acre tract conveyed to B. Anthony Williams, Trust (OR 349, Page 119) further described as follows:

Beginning at a 1/2" Iron Pin (found) at a Eastern corner of a 205.51 Acre tract conveyed to National Bank and Trust Co. (OR 180, Page 88); thence with a line thereof

N 39°16'24" W 7.23 feet to an Iron Pin Set being the Real Point of Beginning for the herein described tract; thence continuing with the easterly line of said 205.51 Acre tract

N 39°16'24" W 106.85 feet to an Iron Pin (SET); thence with two new division lines the first being a curve to the left having a radius of 950.00 feet, an arc length of 749.20 feet, and a chord bearing

1. N 06°24'25" E 729.93 feet to an Iron Pin (SET); thence

2. E 16°11'08" W 2292.31 feet to an Iron Pin (SET) in the southern right-of-way line of Rombach Avenue; thence with a line thereof

N 73°49'02" E 100.00 feet to an Iron Pin (SET); thence with two new division lines

1. S 16°11'08" E 2292.30 feet to an Iron Pin (SET); thence with a curve to the right having a radius of 1050.00 feet, an arc length of 867.62 feet, and a chord bearing

2. S 07°29'11" W 843.15 feet to the beginning containing 7.118 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 37, Page 210 of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume_____, Page_____.

July 2006
Page 1 of 1
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**Closure Error** Distance > 0.0000

**Total Distance Inversed** > 6408.272

**AREA:** 310075.8 SQ FT OR 7.118 ACRES
BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0704 (937) 382-0704 FAX
File: David's Drive Extension
Job No: 03-522S
July 2006
Page 1 of 1

Legal Description
Parcel A
0.194 Acres

Situated and being in the City of Wilmington, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of a 15,000 Acre tract conveyed Community Improvement Corporation of Wilmington (OR 12, Page 148) further described as follows:

Beginning at a Railroad Spike (found) at the intersection of Olinger Drive and David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County; thence with the centerline of said David's Drive

N 52°37'27" E 540.57 feet to a point; thence

N 37°22'33" W 40.00 feet to a 5/8" Iron Pin (SET) in the Northern Right-of-Way line of said David's Drive and being in the Southern line of said 15.000 Acre tract being the REAL POINT OF BEGINNING for the herein described tract; thence with two new division lines

1. N 37°22'33" W 10.00 feet to an Iron Pin (SET); thence with a curve to the left having a radius 1450.00 feet, an arc length of 287.74 and chord bearing of

2. N 46°56'21" E 287.27 feet to an Iron Pin (SET) in the Western line of an original 31.87 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 18, Page 74); thence with a line thereof

S 41°43'06" E 38.57 feet to a point in the original Right-of-Way of said David’s Drive; thence with a line thereof

S 52°37'27" W 288.78 feet to the place of beginning containing 0.160 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 7, Page 17A of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David’s Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

BLANKENSHP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0794 (937) 382-0794 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006
Page 1 of 1

Legal Description
Parcel B
1.238 Acres

Situated and being in the City of Wilmington, County of Clinton, and State of Ohio; being a part of Military Survey NO. 2690 and a part of an original 31.87 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 16, Page 754) further described as follows:

Beginning at a 1/2" Iron Pin (found) in the Northern Right-of-Way of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County and being a Southern corner of said 31.87 Acre tract; thence with the Northern Right-of-Way of said David’s Drive with a curve to the right having a radius of 185.00 feet, and arc length of 140.30 feet, and a chord bearing of

S 26°46'17" E 136.96 feet to a 1/2" Iron Pin (found) in the Northern line of a remainder 0.230 Acre tract conveyed to Community Improvement Corporation of Wilmington (DB 239, Page 206); thence with a line thereof

S 37°47'54" W 336.34 feet to a Concrete monument (found) in the Northern Right-of-Way line of said David's Drive; thence with a line thereof

S 52°37'27" W 252.91 feet to a point in the Eastern line of a 15.000 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 12, Page 148); thence with a line thereof

N 41°43'06" W 38.57 feet to an Iron Pin (SET); thence with three new division lines the first being a curve to the left having a radius of 1450.00 feet, an arc length of 87.46 feet, and a chord bearing of

1. N 39°31'35" E 87.45 feet to an Iron Pin (SET); thence

2. N 37°47'54" E 497.57 feet to an Iron Pin (SET); thence with a curve to the left having a radius of 59.73 feet, an arc length of 55.14 feet, and a chord bearing

3. N 11°21'18" E 53.20 feet to the place of beginning containing 1.238 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 361, Page 150 of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David’s Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference C.R. Volume 18, Page 754
BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0704 (937) 382-0704 FAX

File: David’s Drive Extension  July 2006
Job No: 03-5225  Page 1 of 1

Legal Description
Parcel C
0.026 Acres

Situated and being in the City of Wilmington, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of an original 31.87 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 18, Page 754) further described as follows:

Beginning at a 1/2" Iron Pin (found) in the Northern Right-of-Way of David’s Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County and being a Southern corner of said 31.87 Acre tract; thence with a new division line with a curve to the left having a radius of 59.73 feet, an arc length of 35.63 feet, and a chord bearing of

N 32°10'26" W 35.10 feet to an Iron Pin (SET) in the Eastern line of said 31.87 Acre tract; thence with a line thereof

N 41°16'26" E 30.00 feet to a Mason Hanger (SET) in the centerline of Fife Avenue; thence continuing along the centerline of said Fife Avenue

S 48°32'50" E 33.81 feet to a Mason Hanger (found) being a Northern corner of the right-of-way of said David’s Drive; thence with a line thereof

S 41°30'10" W 39.89 feet to the place of beginning containing 0.026 Acres, subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled “Blankenship & Associates”

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 36, Page 152 of the Clinton County Engineer’s Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David’s Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume 18, Page 754
BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0704 (937) 382-0704 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006
Page 1 of 1

Legal Description
Parcel A

0.160 Acres

Situated and being in the City of Wilmington, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of a 15.000 Acre tract conveyed Community Improvement Corporation of Wilmington (OR 12, Page 148) further described as follows:

Beginning at a Railroad Spike (found) at the intersection of Olinger Drive and David’s Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County; thence with the centerline of said David’s Drive

N 52°37'27" E 540.57 feet to a point; thence

N 37°22'33" W 40.00 feet to a 5/8" Iron Pin (SET) in the Northern Right-of-Way line of said David’s Drive and being in the Southern line of said 15.000 Acre tract being the REAL POINT OF BEGINNING for the herein described tract; thence with two new division lines

1. N 37°22'33" W 10.00 feet to an Iron Pin (SET); thence with a curve to the left having a radius 1450.00 feet, an arc length of 287.74 and chord bearing of

2. N 46°56'21" E 287.27 feet to an Iron Pin (SET) in the Western line of an original 31.87 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 18, Page 74); thence with a line thereof

S 41°43'06" E 38.57 feet to a point in the original Right-of-Way of said David’s Drive; thence with a line thereof

S 52°37'27" W 288.78 feet to the place of beginning containing 0.160 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book_____, Page______ of the Clinton County Engineer’s Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David’s Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume_____, Page______.
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<th>Title:</th>
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<td>PP</td>
<td>N 37°22'33&quot; W</td>
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BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-0704 (937) 382-0704 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006
Page 1 of 1

Legal Description
Parcel B
1.238 Acres

Situated and being in the City of Wilmington, County of Clinton, and State of Ohio; being a part of Military Survey NO. 2690 and a part of an original 31.87 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 18, Page 754) further described as follows:

Beginning at a 1/2" Iron Pin (found) in the Northern Right-of-Way of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County and being a Southern corner of said 31.87 Acre tract; thence with the Northern Right-of-Way of said David's Drive with a curve to the right having a radius of 185.00 feet, and arc length of 140.30 feet, and a chord bearing of

S 26°46'17" E 136.96 feet to a 1/2" Iron Pin (found) in the Northern line of a remainder 0.230 Acre tract conveyed to Community Improvement Corporation of Wilmington (DB 239, Page 206); thence with a line thereof

S 37°47'54" W 336.34 feet to a Concrete monument (found) in the Northern Right-of-Way line of said David's Drive; thence with a line thereof

S 52°37'27" W 252.91 feet to a point in the Eastern line of a 15,000 Acre tract conveyed to Community Improvement Corporation of Wilmington (OR 12, Page 148); thence with a line thereof

N 41°43'06" W 38.57 feet to an Iron Pin (SET); thence with three new division lines the first being a curve to the left having a radius of 1450.00 feet, an arc length of 87.46 feet, and a chord bearing of

1. N 39°31'35" E 87.45 feet to an Iron Pin (SET); thence

2. N 37°47'54" E 497.57 feet to an Iron Pin (SET); thence with a curve to the left having a radius of 59.73 feet, an arc length of 55.14 feet, and a chord bearing

3. N 11°21'18" E 53.20 feet to the place of beginning containing 1.238 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled “Blankenship & Associates”

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No B206, dated July 2006, the survey plat of which is filed in Plat Book______, Page______ of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume______, Page______.
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<th>PTNO</th>
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Closure Error Distance: 0.0000
Total Distance Inversed: 1408.281
AREA: 53926.5 SQ FT OR 1.238 ACRES
BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-4784  (937) 382-4784 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006
Page 1 of 1

Legal Description
Parcel C
0.026 Acres

Situated and being in the City of Wilmington, County of Clinton, and State of
Ohio; being a part of Military Survey No. 2690 and a part of an original
31.87 Acre tract conveyed to Community Improvement Corporation of
Wilmington (OR 18, Page 754) further described as follows:

Beginning at a 1/2" Iron Pin (found) in the Northern Right-of-Way of David's
Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of
Clinton County and being a Southern corner of said 31.87 Acre tract; thence
with a new division line with a curve to the left having a radius of 59.73 feet,
an arc length of 35.63 feet, and a chord bearing of

N 32°10'26" W 35.10 feet to an Iron Pin (SET) in the Eastern line of said
31.87 Acre tract; thence with a line thereof

N 41°16'26" E 30.00 feet to a Mag nail (SET) in the centerline of Fife
Avenue; thence continuing along the centerline of said Fife Avenue

S 48°32'50" E 33.81 feet to a Mag nail (found) being a Northern corner of
the right-of-way of said David's Drive; thence with a line thereof

S 41°30'10" W 39.89 feet to the place of beginning containing 0.026
Acres, subject to all legal right-of-ways, restrictions and any other
easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID
cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship &
Associates, and under the direction of M. Ernie Blankenship, Registered
Survey No 8206, dated July 2006, the survey plat of which is filed in Plat
Book _____, Page_____ of the Clinton County Engineer's Record of Land
Division.

The bearings were based on the N 52°37'27" E of the centerline of David's
Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of
Clinton County.

Prior Transfer Reference O.R. Volume_____, Page_____.

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Josure Error Distance> 0.0000
Total Distance Inversed> 139.432
REA: 1118.8 SQ FT OR 0.026 ACRES
BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 182-0704 (937) 182-0704/FAX
File: David's Drive Extension
Job No: 03-5225
July 2006
Page 1 of 1

Legal Description
Parcel G
7.118 Acres

Situated and being in the Township of Union, County of Clinton, and State of Ohio; being a part of Military Survey Nos. 1088, 1170, and 2690 and a part of a Remainder 536.23 Acre tract conveyed to B. Anthony Williams, Trust (OR 349, Page 119) further described as follows:

Beginning at a 1/2" Iron Pin (found) at a Eastern corner of a 205.51 Acre tract conveyed to National Bank and Trust Co. (OR 180, Page 88); thence with a line thereof

N 39°16'24" W 7.23 feet to an Iron Pin Set being the Real Point of Beginning for the herein described tract; thence continuing with the easterly line of said 205.51 Acre tract

N 39°16'24" W 106.85 feet to an Iron Pin (SET); thence with two new division lines the first being a curve to the left having a radius of 950.00 feet, an arc length of 749.20 feet, and a chord bearing

1. N 06°24'25" E 729.93 feet to an Iron Pin (SET); thence

2. N 16°11'08" W 2292.31 feet to an Iron Pin (SET) in the southern right-of-way line of Rombach Avenue; thence with a line thereof

N 73°49'02" E 100.00 feet to an Iron Pin (SET); thence with two new division lines

1. S 16°11'08" E 2292.30 feet to an Iron Pin (SET); thence with a curve to the right having a radius of 1050.00 feet, an arc length of 867.62 feet, and a chord bearing

2. S 07°29'11" W 843.15 feet to the beginning containing 7.118 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 326, Page 105 of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Ssituated and being in the Township of Union, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of a 205.51 Acre tract conveyed to National Bank and Trust (OR 180, Page 88) further described as follows:

Beginning at a 1/2" Iron Pin (found) at a Western corner of said 205.51 Acre tract in the Northern line of a 24.13 Acre tract conveyed to Community Improvement Corporation of Wilmington (DB 239, Page 200) nd being the Eastern corner of a 60.432 Acre tract conveyed to Wilmington College (OR 231, Page 735); thence with a line thereof

N 40°35'39" W 102.09 feet to an Iron Pin (SET); thence with two new division lines

1. N 37°47'54" E 1887.35 feet to an Iron Pin (SET); thence with a curve to the left having a radius of 950.00 feet, an arc length of 145.89 and a chord bearing

2. N 33°23'56" E 145.75 feet to an Iron Pin (SET) in the Western line of a remainder 536.23 Acre tract conveyed to B. Anthony Williams, Trust; thence with a line thereof

S 39°16'24" E 106.85 feet to an Iron Pin (SET); thence with a curve to the right having a radius of 1050.00 feet, an arc length of 121.69 feet and a chord bearing

S 34°28'42" W 121.62 feet to an Iron Pin (SET) in the Northern line of said 24.213 Acre tract; thence with a line thereof

S 37°47'54" W 1907.89 feet to the beginning containing 4.664 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 36, Pages 50-54 of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37'27" E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

BLANKENSHIP & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
115 W. MAIN STREET, WILMINGTON, OHIO 45177
(937) 382-9004 (937) 382-9004 FAX

File: David's Drive Extension
Job No: 03-5225

July 2006
Page 1 of 1

Legal Description
Parcel E
2.078 Acres

Situated and being in the Township of Union, County of Clinton, and State of Ohio; being a part of Military Survey No. 2690 and a part of a 60.432 Acre tract conveyed to Wilmington College (OR 231, Page 735) further described as follows:

Beginning at a 1/2" Iron Pin (found) at a Western corner of said 60.432 Acre tract in the Northern line of a 24.13 Acre tract conveyed to Community Improvement Corporation of Wilmington (DB 239, Page 200) and being the Eastern corner of 1.322 Acre tract conveyed to The Clinton County Animal Protective Association For The Prevention Of Cruelty To Animals (DB 268, Page 139); thence with a line thereof

S 84°54′47″ W 136.48 feet to an Iron Pin (SET); thence with a new division line,

N 37°47′54″ E 961.94 feet to an Iron Pin (SET) in the Western line of a 205.51 Acre tract conveyed to National Bank and Trust Co. (OR 180, Page 86); thence with a line thereof

S 40°35′39″ E 102.09 feet to a 1/2" Iron Pin (found) in the Northern line of said 24.13 Acre tract; thence with a line thereof

S 37°47′54″ W 848.53 feet to the place of beginning containing 2.078 Acres subject to all legal right-of-ways, restrictions and any other easements of record.

"Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship & Associates"

This description is a result of a new survey prepared by Blankenship & Associates, and under the direction of M. Ernie Blankenship, Registered Survey No 8206, dated July 2006, the survey plat of which is filed in Plat Book 36, Page 56 of the Clinton County Engineer's Record of Land Division.

The bearings were based on the N 52°37′27″ E of the centerline of David's Drive as shown in Plat Book 7, Page 17A of the Records of Land Division of Clinton County.

Prior Transfer Reference O.R. Volume 231, Page 735.
David's Drive Extension

SITUATED IN
CITY OF WILMINGTON
MILITARY SURVEY NO. 2690
UNION TOWNSHIP
CLINTON COUNTY
OHIO
JULY, 2006

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ACREAGE TABLE

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ACKNOWLEDGMENT

STATE OF OHIO

Registrar of Deeds

September 29, 2006

RECEIVED FOR RECORD

RECEIVED FOR RECORD

BLANKENSHIP & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
115 WEST MAIN STREET
WILMINGTON, OHIO 45177
TELEPHONE: (937) 382-0704
FACSIMILE: (937) 382-0704
DEDICATION

I, the undersigned James Hester, President of Community Improvement Corporation of Wilmington, do hereby dedicate the street as shown on the plat to the public use.

All easements shown on a part of this plat are dedicated to the use of public utilities (e.g., cable, telephones and gas) or public utilities for the installation, maintenance and replacement of utility lines and appurtenances. Any and all water and sewer lines and their appurtenances and any fill extensions which are located within the right of way of any said streets are also dedicated and conveyed to the City of Wilmington, Ohio. No structures shall be placed within the easement and any trees, fences or other objects upon the easement are placed there at the property owner's risk.

James Hester - President
Community Improvement Corporation of Wilmington

STATE OF OHIO, COUNTY OF CLINTON SS:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared James Hester, President of Community Improvement Corporation of Wilmington, who acknowledged the execution of the foregoing instruments on his voluntary and free will, for the purposes herein expressed. Witness my hand and Notarial Seal this 21st day of April, 1999.

[Signature]
Notary Public - State of Ohio
Commission Expires 1/31/00

STATE OF OHIO, COUNTY OF CLINTON SS:

The undersigned, being over the age of twenty-one years, do solemnly and sincerely swear and affirm that the statements contained in this instrument are true and correct to the best of my knowledge and belief.

[Signature]
Sworn to and subscribed before me this 21st day of April, 1999.

[Signature]
Commissioned Notary Public

EXECUTED:

The dedication plat shown on this plat is here by approved by the City Council of Wilmington, Ohio, this 21st day of April, 1999.

[Signature]
Mayor

PREPARED BY:

CLINCO & SUTTON SURVEYORS

111 S. SUGARPLUM STREET
WILMINGTON, OH 45177
MARCH, 1999

DEDICATION PLAT

DAVIDS DRIVE

SITUATED IN

MILITARY SURVEYS NO. 2027, NO. 2693 & NO. 2694
CITY OF WILMINGTON
UNION TOWNSHIP
CLINTON COUNTY, OHIO

REvised: 4-7-99
C-95922

NOT TO SCALE
ORDINANCE NO. 4851

ACCEPTING DEDICATION OF A CERTAIN STREET, ALL UTILITIES, UTILITY EASEMENT AND UTILITY HARDWARE AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That Davids Drive commencing at the intersection of State Route 134 and running west for a distance of approximate 1714 feet including all sanitary sewer and water line easements continuing in the right of way of Davids Drive for a distance of 5786 feet as identified in the Dedication Plat, Davids Drive, as prepared by CLINCO & SUTTON Surveyors, dated March 1999, are hereby accepted for public use.

Section 2. That all of the utility easements as defined on the Dedication Plat prepared by CLINCO Engineers & Surveyors dated March 1999, including the sanitary sewer easements, storm sewer easements, and water line easements are hereby accepted for public use, provided that the Grantor will not construct upon, above, or sub-adjacent thereto, within the limits of the above-described easements, any building or improvement other than those presently in existence and replacements thereof, or otherwise in any manner interfere with the use of the easements without the express written consent of the City of Wilmington, Ohio.

Section 3. That the utility lines, lift stations, pumps, hydrants, manholes, catch basins, and all other appurtenances presently located in said easement areas are hereby accepted for public use.

Section 4. That, because of the importance of maintaining said street in a safe condition and utilities, this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare, and accordingly, shall be in full force and effect immediately upon its passage.

Passed this 26th day of October, 2000.

[Signature]
President of Council

ATTEND:

[Signature]
Clerk of Council

Approved by me this 26th day of October, 2000.

[Signature]
Mayor
0/3155
DEDICATION

I, the undersigned, James Haier, President of Community Improvement Corporation of Wilmington, owner of the real estate shown and described herein, do hereby dedicate the street as defined on this plat to the public use forever.

All easements shown as a part of this plat are dedicated to the use of private utilities (i.e. cable, telephone and gas) or public utilities for the installation, maintenance and replacement of utility lines and appurtenances. Any and all water and sewer lines and their appurtenances and any lift stations which may be located within and right of way are also dedicated and conveyed to the City of Wilmington, Ohio. No structures shall be placed within an easement and any trees, flowers or other objects upon the easement are placed there at the property owner's risk.

[Signature]

Anna Haier - President
Community Improvement Corporation of Wilmington

STATE OF OHIO, COUNTY OF CLINTON SS:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared James Haier, President of Community Improvement Corporation of Wilmington and acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed. Witness my hand and Notarial Seal this 19th day of

[Notary Stamp]

[Date]

Notary Public-State of Ohio

Notary Public, State of Ohio
My Commission Expires

LESLIE L. HANCE
Notary Public-Clinton County
My Commission Expires

My Commission Expires

The Board of Trustees of Southern State Community College

GREGORY FARM
LIMITED PARTNERSHIP

DAVIDS DRIVE

SITUATED IN
MILITARY SURVEYS NO. 2027, NO. 2693 & NO. 2694

CITY OF WILMINGTON
UNION TOWNSHIP
CLINTON COUNTY, OHIO

DEDICATION PLAT

DAVIDS DRIVE

PREPARED BY
CLINCO & SUTTON SURVEYORS

PREPARED BY
CLINCO & SUTTON SURVEYORS

116 SUGAR TREE STREET
WILMINGTON, OHIO 45177
MARCH, 1999

REvised 4-7-99

C-8582
DEDICATION

I, the undersigned, James Haster, President of the Community Improvement Corporation of Wilmington, owner of the real estate shown and described herein, hereby dedicate the street as defined on this plat to the public use forever and for all time.

All utilities and their appurtenances located within the road right-of-way are to be transferred to the city of Wilmington. No structures shall be placed within the road right-of-way and any trees, flowers, or other objects lying within said right-of-way are to be placed at the property owner's risk.

James Haster, President
Community Improvement Corporation of Wilmington

STATE OF OHIO, COUNTY OF CLINTON SS:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared James Haster, President of the Community Improvement Corporation of Wilmington, Ohio, and acknowledged to be his voluntary act and deed, for the purposes hereof expressed. Witness my hand and seal this ___ day of ___ 2023.

Notary Public—State of Ohio

ACCEPTANCE:

The street dedication shown on this plat is hereby accepted by the city council of Wilmington, Ohio. On the ___ day of ___ 2023.

MAYOR

CLERK

C.I.C. PARENT TRACT
ACREAGE BREAKDOWN:
A. 2.05 AC. OUT OF ORIGINAL 54.791 AC. TRACT
B. 9.731 AC. OUT OF ORIGINAL 167.09 AC. TRACT
C. 1.707 AC. OUT OF ORIGINAL 727.854 AC. TRACT

MONUMENT LEGEND:

- Iron Pipe (M) 10 in. per pair
- 3.5 ft. High Iron Post (P) with yellow diamond stamp: "CIC & SUTTON"
- Granite Monument (G)
- Railroad Stake (R)
- Railroad Stake (R)
- Concrete Monument (W)
- Wood (W)
- Post (P)

NOTE: Boundaries shown are based on an assumed straight line, and are for purposes of regular measurement only. Boundaries found or set are to good condition unless otherwise marked.

SCALE: 1" = 300'

GRAPHIC SCALE IN FEET

0 150 300 450 600

R. DOUGLAS SUTTON
Ohio Professional Surveyor No. 7124

R. DOUGLAS SUTTON

CLINCO SURVEYS
61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177

JOB NO. 01-124
DRAWNO. 01-125
DATE: DECEMBER 2003