GRAPHIC SCALE 1"=100'

0 100 200 300

BEARING REFERENCE

BEARINGS WERE BASED UPON S 06°00' 00" W ON THE WESTERLY LINE OF LOT 6, DENVER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 8C.

RECEIVED BY THE WILMINGTON CITY PLANNING COMMISSION ON Feb 5, 1998.

APPROVED ON Feb 5, 1998.

CHAIRMAN

SECRETARY

VOLUME 28 PLAT NO. 247

CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION

DATE 3/11/98

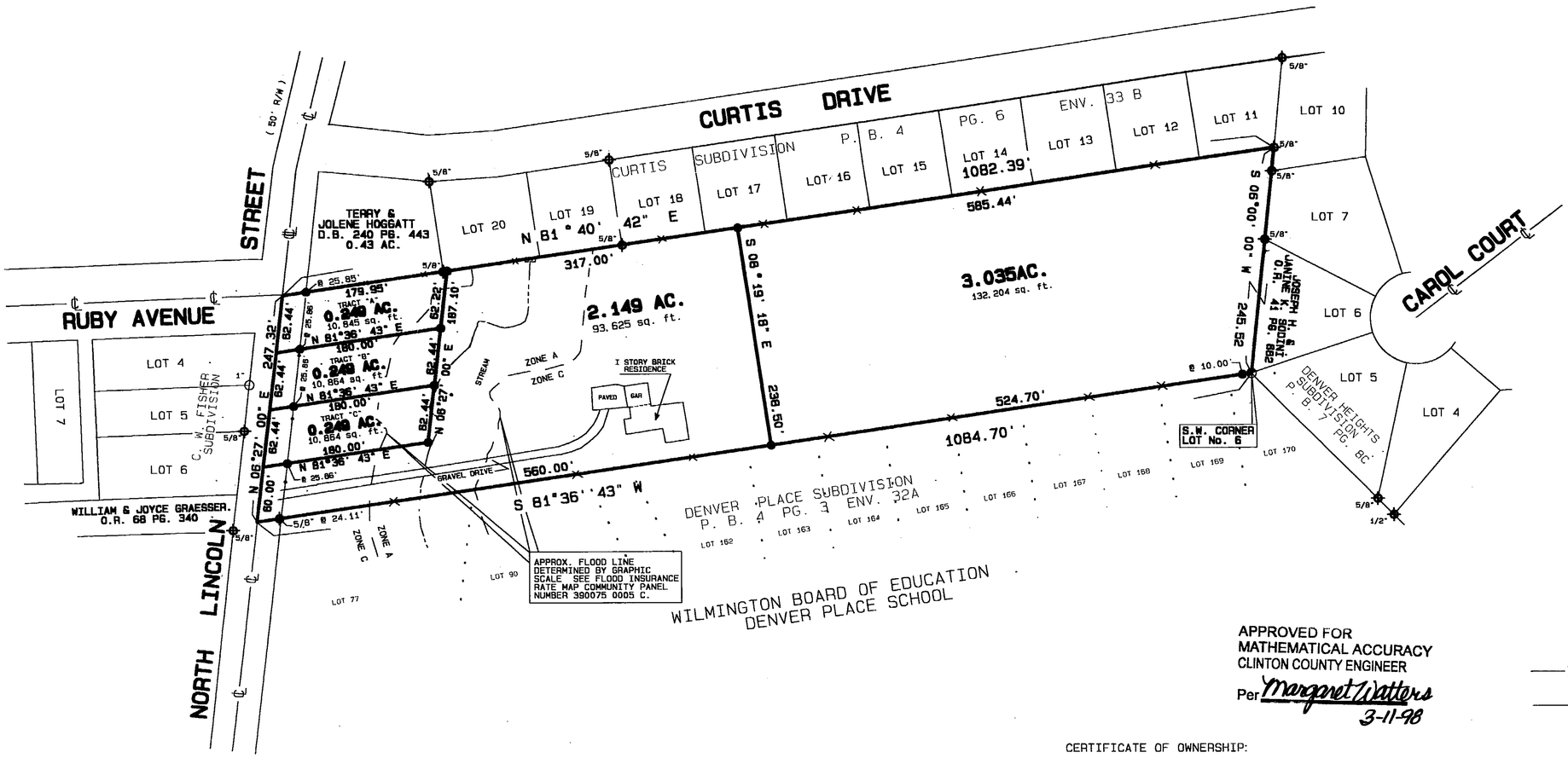
SCALE 1" = 100'

MILITARY SURVEY NO. 1057

TOWNSHIP CITY OF WILMINGTON

DEED REFERENCE

VOLUME 235 PAGE 873



NOTES:

(1) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN.

(2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS NOTED.

(3) THESE TRACTS ARE LOCATED IN AN R-1 . (RESIDENCE) ZONING DISTRICT.

ZONING REQUIREMENTS

(A) MINIMUM LOT SIZE 7,200 SQUARE FEET.
(B) MINIMUM LOT WIDTH 60 FEET.
(C) MINIMUM SIDE YARD 5 FEET.
(D) MINIMUM REAR YARD 20 FEET.

(4) THE 3.035 ACRE TRACT SHOWN HEREIN APPEAR TO BE LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AND ALL OTHER TRACTS APPEAR TO LOCATED WITHIN ZONE "C" AND ZONE "A" (AREAS OF 100 -YEAR FLOOD) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 390075 0005 C.

(5) EXEMPTION FROM APPROVAL CLAIMED UNDER O.R.C. 711.001 (THE 3.035 ACRE TRACT SHOWN HEREIN IS TO BE CONVEYED TO AN ADJACENT OWNER ONLY AND NO NEW BUILDING . SITE CREATED).

LEGEND

- ● SET 1/2" X 30" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.S. 7250.
- ⊙ FOUND PIPE SIZE DENOTED.
- ⌖ FOUND PIN SIZE DENOTED.
- ⊗ WOOD POST.
- ——×——×—— EXISTING FENCE.
- ——————— NO EVIDENCE OF OCCUPATION EXISTS.

APPROVED FOR MATHEMATICAL ACCURACY CLINTON COUNTY ENGINEER

Per Margaret Watters 3-11-98

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, JOSEPH H. & JANINE K. SODINI, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN. ACCORDANCE WITH THIS PLAT.

JOSEPH H. SODINI

JANINE K. SODINI

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOSEPH H. SODINI & JANINE K. SODINI, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THIER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL

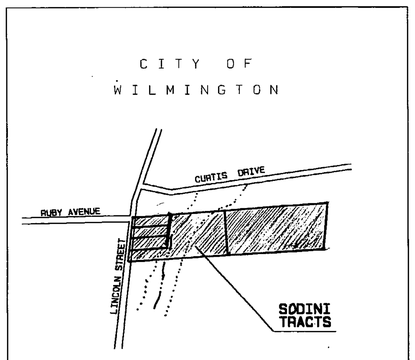
THIS 27th. DAY OF January, 1998.

NOTARY PUBLIC
HAROLD R. MANN
Notary Public, State of Ohio
My Commission Expires July 31, 2000
Recorded in Clinton County

STATE OF OHIO
STEVEN D. WEBB
7250
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS TO BE A CORRECT PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 1997. AND THAT ALL MONUMENTS HAVE OR WILL BE SET AS SHOWN.

STEVEN D. WEBB REGISTERED SURVEYOR NO. 7250



VICINITY SKETCH 1" = 600'+-

OWNERS

JOSEPH H. & JANINE K. SODINI
39 CAROL COURT
WILMINGTON, OHIO 45177

REVISED 1 / 24 / 98

MINOR SUBDIVISION PLAT OF

PARTS OF **JOSEPH H. & JANINE K. SODINI** LANDS

SITUATED IN

MILITARY SURVEY NO. 1057

CITY OF WILMINGTON

CLINTON COUNTY, OHIO

A. S. A. P. SURVEYS
543 GRAND AVE.
SABINA, OHIO 45169
(937) 584-2027

DATE	SCALE	DRAWN BY
DECEMBER 30, 1997	1" = 100'	S.D.W.
CHECKED BY		DRAWING NO.
S.D.W.		97-0119