

CREEKSIDE ESTATES

SITUATED IN
MILITARY SURVEY No. 1121
VILLAGE OF BLANCHESTER
MARION TOWNSHIP
CLINTON COUNTY
OHIO

DEED REFERENCE
SITUATED IN MILITARY SURVEY No. 1121, VILLAGE OF BLANCHESTER, MARION TOWNSHIP, CLINTON COUNTY, OHIO CONTAINING 10.256 ACRES AND BEING PART OF 23.786 ACRE TRACT AS CONVEYED TO WABNITZ CONSTRUCTION, INC. AND DESCRIBED IN OFFICIAL RECORDED 231, PG. 281, CLINTON COUNTY, OHIO.

ACREAGE TABLE

LOTS	8,641
R/W	1,615
TOTAL	10,256

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.63'	70.77'	N 05°35'03" E
C2	125.00'	48.90'	48.59'	N 39°25'34" E
C3	125.00'	34.54'	34.43'	N 20°18'10" E
C4	20.00'	31.38'	28.26'	N 57°28'35" E
C5	20.00'	31.46'	28.31'	S 32°33'25" E
C6	75.00'	50.08'	49.18'	S 31°30'04" W
C7	20.00'	18.55'	17.89'	S 77°11'54" W
C8	55.00'	55.57'	53.23'	S 74°49'12" W
C9	55.00'	48.26'	46.73'	S 20°44'24" W
C10	55.00'	44.61'	43.40'	S 27°38'01" E
C11	55.00'	40.05'	39.17'	S 71°43'58" E
C12	20.00'	18.55'	17.89'	S 66°01'47" E
C13	20.00'	18.55'	17.89'	S 12°53'59" E
C14	55.00'	41.37'	40.41'	S 07°53'08" E
C15	55.00'	45.69'	44.38'	S 59°13'59" E

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CL1	100.00'	66.75'	65.52'	N 31°30'35" E

DRAINAGE STATEMENT
THE CLINTON COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

- SURVEYOR'S NOTES**
- BEARING SYSTEM FROM THE SURVEY OF THE 23.786 ACRE TRACT AS RECORDED IN VOLUME 28, PLAT NO. 40, OF THE CLINTON COUNTY ENGINEERS' RECORD OF LAND DIVISION.
 - DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - ALL MONUMENTS IN GOOD CONDITION.
 - 1/2" IRON PIN FOUND
 - 5/8" IRON PIN SET
 - PK NAIL FOUND
 - MAG NAIL SET
 - CONCRETE MONUMENT SET
 - 5/8" IRON PIN FOUND
 - POINT (NO MONUMENT SET)
- RECEIVED FOR RECORD**
Recorded: December 10, 2002
Book No. 8 Page 106-B
Fee: \$ 40.00
SANDRA K. WILT
Recorder
Clinton County, Ohio

OWNER & DEVELOPER

LES WABNITZ
1386 ST. RT. 28
LOVELAND, OHIO 45140

BLANKENSHIP & ASSOCIATES
CIVIL ENGINEERS-LAND SURVEYORS
925 S. SOUTH STREET
WILMINGTON, OHIO 45177
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Metropolitan
11-26-02

