

### BEARING REFERENCE

BEARINGS WERE BASED UPON THE 44.225 ACRE TRACT (DEED BOOK VOLUME 276, PAGE 621), AND RECORDED IN VOLUME 17, PLAT NO. 22, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION (N 34°10' 00" E ON THE CENTER OF HALEY ROAD).

### NOTES:

- (1) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN.
- (2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
- (3) THE TRACT SHOWN HEREIN APPEARS TO BE LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING), ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 390764 0002 B.
- (4) IF ANY EXISTING FIELD DRAINAGE TILE ARE BROKEN OR DISTURBED DURING CONSTRUCTION ON THE TRACT AS SHOWN HEREIN, THEY SHALL BE REPLACED AND OR REROUTED TO MAINTAIN THE EXISTING DRAINAGE FOR THIS TRACT.
- (5) ZONING REQUIREMENTS:
  - (A) ZONING DISTRICT = A-2
  - (B) MIN. LOT SIZE = 2.000 ACRES.
  - (C) MIN. LOT WIDTH = 150.00 FEET.
  - (D) MIN. SIDE YARD = 30.00 FEET.
  - (E) MIN. REAR YARD = 20.00 FEET.

VOLUME 34 PLAT NO. 147  
CLINTON COUNTY ENGINEERS  
RECORD OF LAND DIVISION

DATE 7-12-04

SCALE 1" = 100'

VIRGINIA MILITARY SURVEY NO. 887

TOWNSHIP WILSON

### DEED REFERENCE

VOLUME O.R. 523 PAGE 135

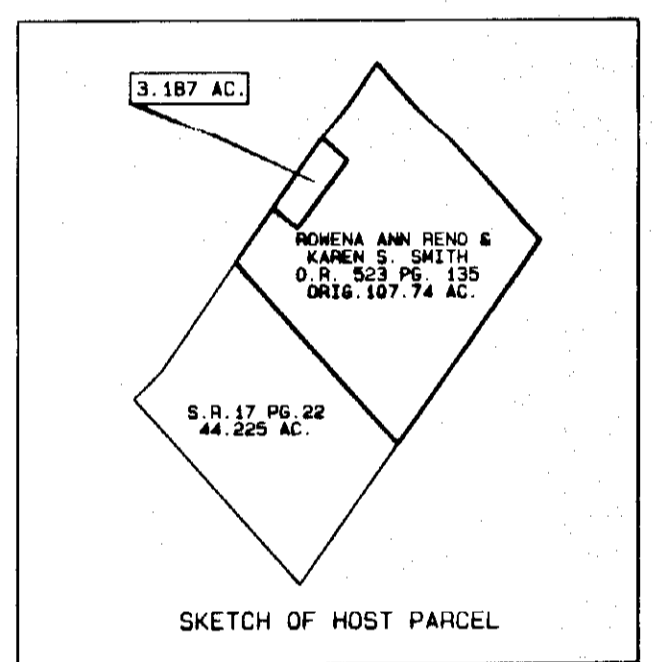
### DEED REFERENCE

ROWENA ANN RENO &  
KAREN S. SMITH  
O.R. 523 PG. 135  
ORIG. 107.74 AC.

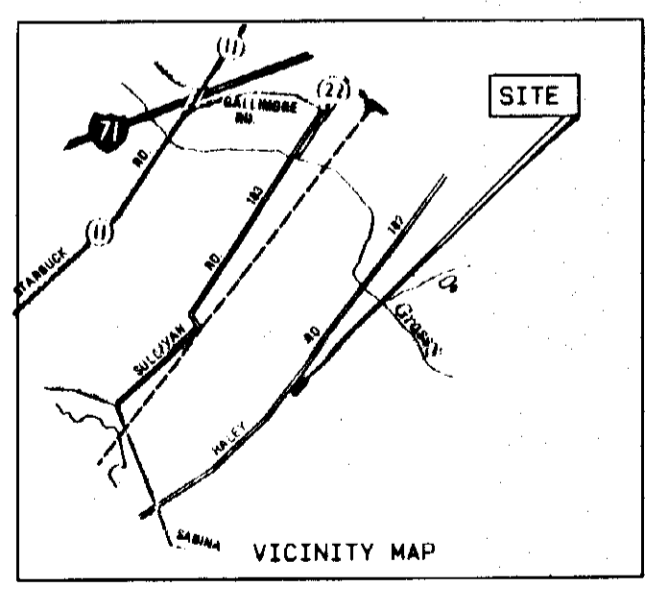
APPROVED  
*[Signature]* 7-16-04

Approved by the Clinton County  
Regional Planning Commission.  
No Plat Required

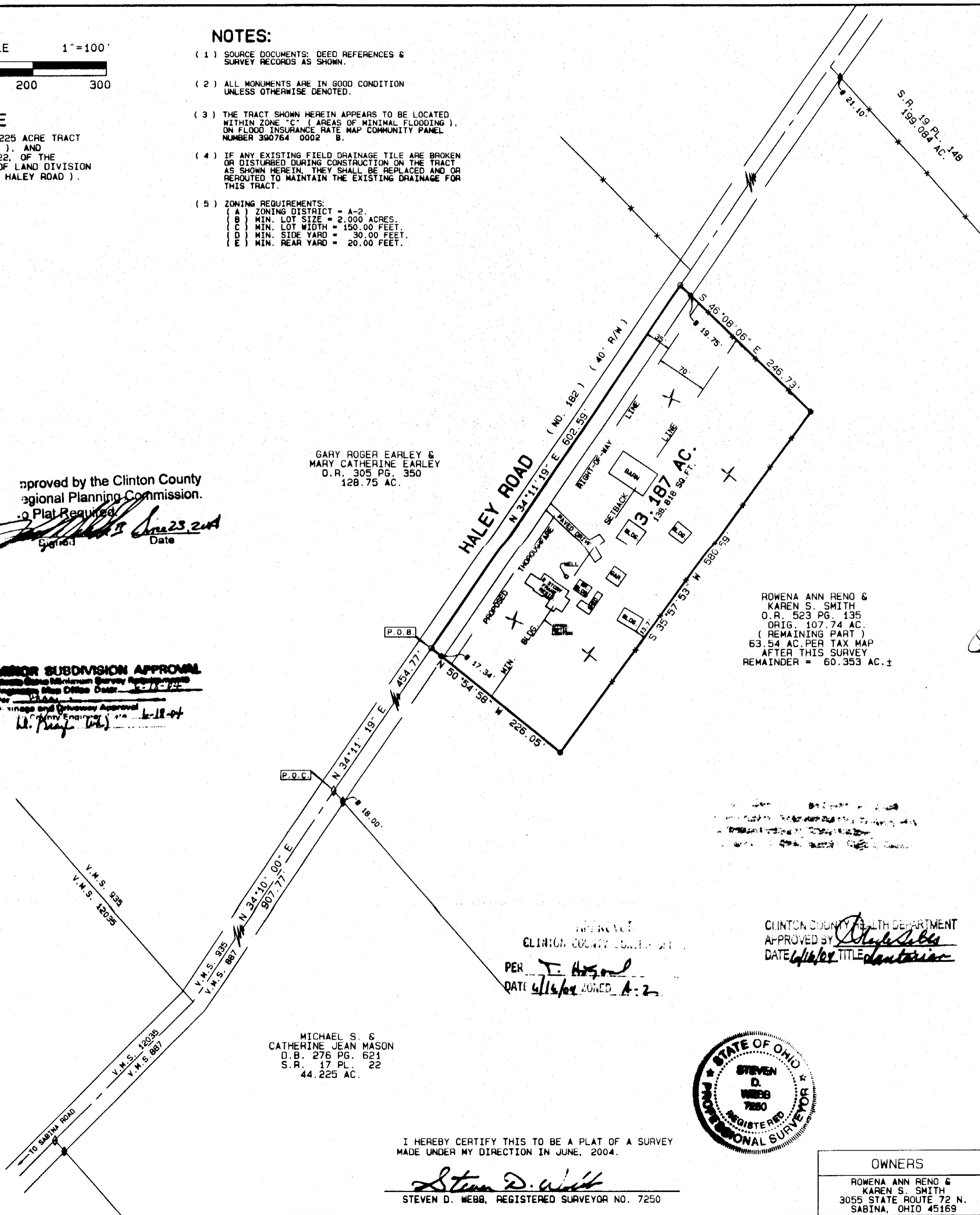
GARY ROGER EARLEY &  
MARY CATHERINE EARLEY  
O.R. 305 PG. 350  
128.75 AC.



MINOR SUBDIVISION APPROVAL  
State of Ohio Minimum Survey Requirements  
Engineers Main Office Date: 6-11-04  
for: Plat  
Planning and Zoning Approval  
*[Signature]* Date: 6-11-04



- ### LEGEND
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.S. 7250.
  - SET MAG NAIL.
  - ◇ FOUND NAIL.
  - ◆ FOUND 1/2" IRON PIN.
  - ◆ FOUND 5/8" IRON PIN UNLESS DENOTED.
  - FOUND 5/8" PIPE UNLESS DENOTED.
  - ▲ FOUND RAILROAD SPIKE.
  - ▲ FOUND STONE.
  - ⊕ FOUND BOLT.
  - ⊗ FOUND POST SIZE DENOTED.
  - EXISTING FENCE ON OR NEAR PROPERTY LINE.
  - NO EVIDENCE OF OCCUPATION EXISTS.
  - APPROX. FLOW OF SURFACE WATER.



ROWENA ANN RENO &  
KAREN S. SMITH  
O.R. 523 PG. 135  
ORIG. 107.74 AC.  
(REMAINING PART)  
63.54 AC. PER TAX MAP  
AFTER THIS SURVEY  
REMAINDER = 60.353 AC.±

CERTIFICATE OF OWNERSHIP:  
WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNERS WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

*[Signature]* ROWENA ANN RENO (OWNER)  
*[Signature]* KAREN S. SMITH (OWNER)

STATE OF OHIO, COUNTY OF CLINTON SS  
BE IT REMEMBERED THAT ON THIS 21<sup>ST</sup> DAY OF JUNE, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME ROWENA ANN RENO & KAREN S. SMITH, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC  
RICHARD W. BABB  
Notary Public, State of Ohio  
My Commission Expires 12/10/07  
Recorded in Clinton County

APPROVED  
CLINTON COUNTY ENGINEERS  
PER J. H. Mason  
DATE 6/16/04 ZONED A-2

CLINTON COUNTY HEALTH DEPARTMENT  
APPROVED BY [Signature]  
DATE 6/16/04 TITLE dentist

MICHAEL S. &  
CATHERINE JEAN MASON  
D.B. 276 PG. 621  
S.R. 17 PL. 22  
44.225 AC.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY  
MADE UNDER MY DIRECTION IN JUNE, 2004.

*[Signature]*  
STEVEN D. WEBB, REGISTERED SURVEYOR NO. 7250



MINOR SUBDIVISION PLAT OF  
PART OF ROWENA ANN RENO &  
KAREN S. SMITH LANDS  
SITUATED IN  
VIRGINIA MILITARY SURVEY NO. 887  
WILSON TOWNSHIP  
CLINTON COUNTY, OHIO

A. S. A. P. SURVEYS		
543 GRAND AVE. SABINA, OHIO 45169 (937) 584-2027 FAX (937) 584-2027		
DATE	SCALE	DRAWN BY
JUNE 11, 2004	1" = 100'	S.D.W.
CHECKED BY	JOB NUMBER	PLAT NUMBER
S.D.W.	59X24	39X24C

OWNERS  
ROWENA ANN RENO &  
KAREN S. SMITH  
3055 STATE ROUTE 72 N.  
SABINA, OHIO 45169