

BEARING REFERENCE

BEARINGS WERE BASED UPON THE 6.276 ACRE TRACT (DEED BOOK VOLUME 256, PAGE 270), AND RECORDED IN VOLUME 14, PLAT NO. 286, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION (N 01°30' 00" W ON THE CENTER OF DENNY ROAD).

INTERSTATE 71
APPROX. CENTERLINE

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 1 (AREAS OF MINIMAL FLOODING), ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 390764 0001.
- (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. 256
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

DATE 11-19-04

SCALE 1" = 100'

VIRGINIA MILITARY SURVEY NO. 1994

TOWNSHIP CHESTER

DEED REFERENCE
VOLUME 134 PAGE 334

DEED REFERENCE

GEORGE C. &
RUTH D. PIDGEON
D.B. 134 PG. 334
ORIG. 10.00 AC.

CERTIFICATE OF OWNERSHIP:

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

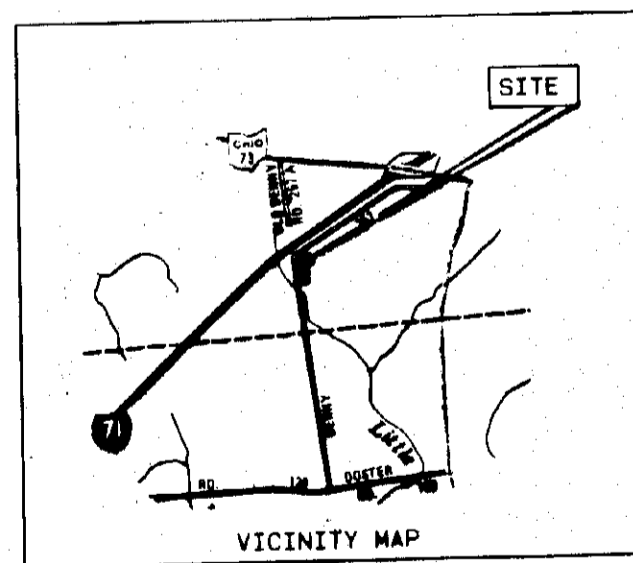
Stephen D. Pidgeon *Ellen C. Gilbert*
STEPHEN D. PIDGEON (FIDUCIARY) ELLEN C. GILBERT (FIDUCIARY)

STATE OF OHIO, COUNTY OF CLINTON, SS
BE IT REMEMBERED THAT ON THIS 14th DAY OF September, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME STEPHEN D. PIDGEON & ELLEN C. GILBERT, 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.

Malissa K. Vance
NOTARY PUBLIC



MALISSA K. VANCE
Notary Public, State of Ohio
My Commission Expires Mar. 5, 2007
Recorded in Clinton County



LEGEND

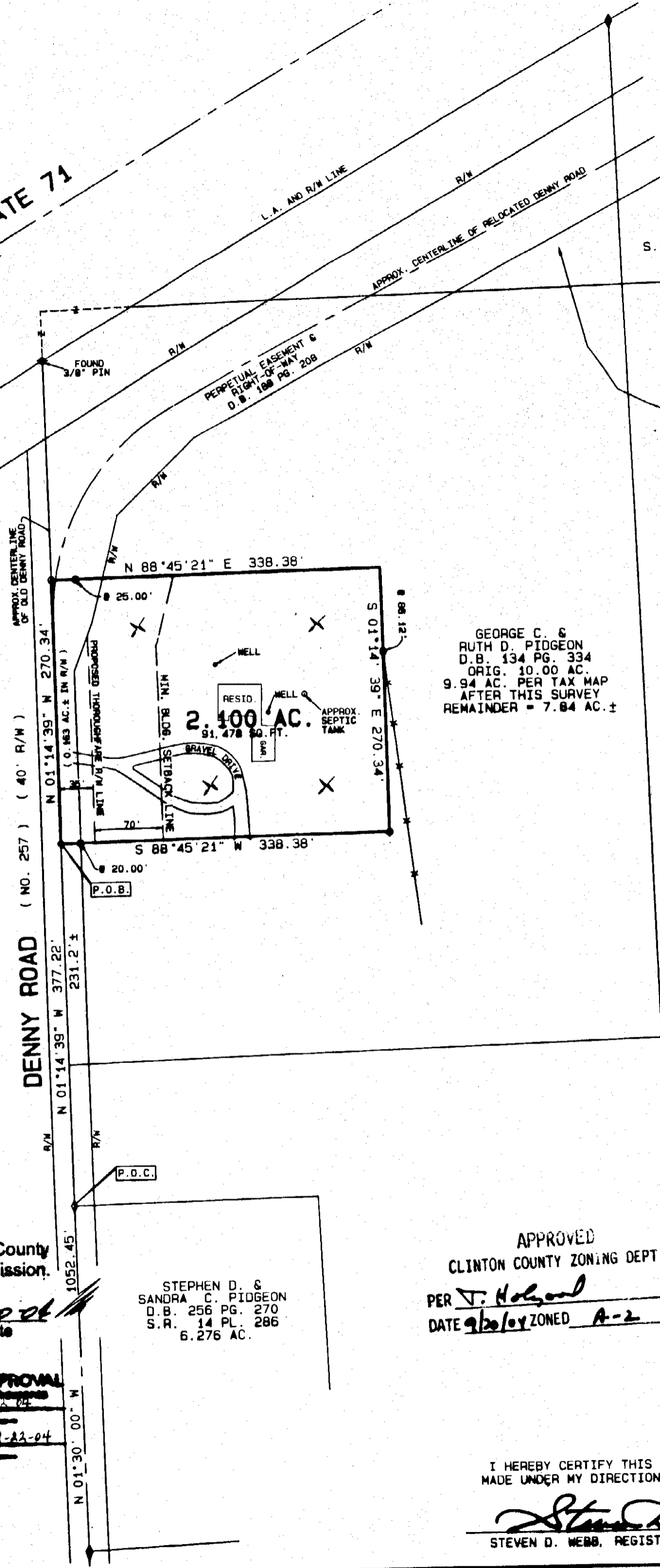
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.S. 7250.
- SET MAG NAIL.
- ◇ FOUND NAIL.
- ◆ FOUND 1/2" IRON PIN.
- ◆ FOUND 5/8" IRON PIN UNLESS DENOTED.
- ◆ FOUND 5/8" PIPE UNLESS DENOTED.
- ▲ FOUND RAILROAD SPIKE.
- ▲ FOUND STONE.
- ▲ FOUND BOLT.
- ⊙ FOUND POST SIZE DENOTED.
- EXISTING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

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

Signed *[Signature]* Date 9-30-04

MINOR SUBDIVISION APPROVAL

State of Ohio, County of Clinton, SS
BEFORE ME, Notary Public, State of Ohio, My Commission Expires Mar. 5, 2007, Recorded in Clinton County
I have this day personally appeared Stephen D. Pidgeon & Ellen C. Gilbert, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this 9-22-04 day of September, 2004.
Notary Public, State of Ohio



STEPHEN D. &
SANDRA C. PIDGEON
O.R. 99 PG. 396
PARCEL NO. 1 : 20.60 AC.
S.R. 12 PG. 426

GEORGE C. &
RUTH D. PIDGEON
D.B. 134 PG. 334
ORIG. 10.00 AC.
9.94 AC. PER TAX MAP
AFTER THIS SURVEY
REMAINDER = 7.84 AC. ±

S.R. 17 PL. 62
47.041 AC.

STEPHEN D. PIDGEON &
ELLEN C. GILBERT
CO-TRUSTEES
O.R. 351 PG. 835
S.R. 12 PG. 426
1.624 AC.

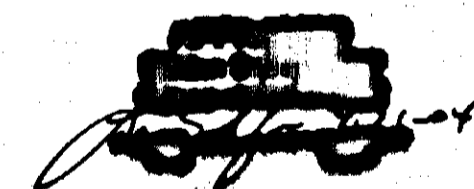
GEORGE C. &
RUTH D. PIDGEON, TRUSTEES
O.R. 57 PG. 304
TRACT 1: ORIG. 191.73 AC.

APPROVED
CLINTON COUNTY ZONING DEPT.
PER *[Signature]*
DATE 9/26/04 ZONED A-2



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

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



CLINTON COUNTY HEALTH DEPARTMENT
[Signature]

MINOR SUBDIVISION PLAT OF
PART OF **GEORGE C. & RUTH D. PIDGEON** LANDS
SITUATED IN
VIRGINIA MILITARY SURVEY NO. 1994
CHESTER 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 |
| SEPTEMBER 10, 2004 | 1" = 100' | S.D.W. |
| CHECKED BY | JOB NUMBER | PLAT NUMBER |
| S.D.W. | 94X24 | 67X24C |

OWNERS
STEPHEN D. PIDGEON &
ELLEN C. GILBERT
1033 DENNY ROAD
WILMINGTON, OHIO 45377