

BEARING REFERENCE

BEARINGS WERE BASED UPON THE 603.197 ACRE TRACT (OFFICIAL RECORD VOLUME 2033, PAGE 663, GREENE COUNTY), AND RECORDED IN VOLUME 32, PAGES 334-340, OF THE GREENE COUNTY SURVEYOR'S RECORD (S 88°29' 44" E ON A SOUTHERLY LINE).

- 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 590764 0001 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) CLINTON COUNTY 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

CON-MAR FARMS, LLC
O.R. 2033 PG. 663
GREENE COUNTY
S.R. 32 PG. S 334-340
603.197 AC.

CON-MAR FARMS LLC
O.R. 2033 PG. 663
GREENE COUNTY
REMAINING PART OF
57.636 AC.
S.R. 18 PG. 292
GREENE COUNTY

VOLUME 34 PLAT NO. 259
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

DATE 11-29-04
SCALE 1" = 200'

VIRGINIA MILITARY SURVEY NO. 1732
TOWNSHIP LIBERTY TWP.-CLINTON COUNTY
JEFFERSON TWP.-GREENE COUNTY

DEED REFERENCE
VOLUME O.R.153 PAGE 487 CLINTON CO.
VOLUME O.R.0834 PAGE 841 GREENE CO.

DEED REFERENCE
JOSEPH W. & HEIDI BEAM
O.R. 0834 PG. 841
GREENE COUNTY
S.R. 19 PG. 51
GREENE COUNTY
O.R. 153 PG. 487
CLINTON COUNTY
S.R. 16 PL. 119
CLINTON COUNTY
6.115 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.
Joseph W. Beam *Heidi Beam*
JOSEPH W. BEAM (OWNER) HEIDI BEAM (OWNER)

STATE OF OHIO, COUNTY OF CLINTON SS,
BE IT REMEMBERED THAT ON THIS 23 DAY OF October, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME JOSEPH W. & HEIDI BEAM, 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.

Eva Stilwell **EVA STILWELL**
NOTARY PUBLIC

EVA STILWELL
Notary Public, Clinton Co.
My Commission Expires 12-11-2007

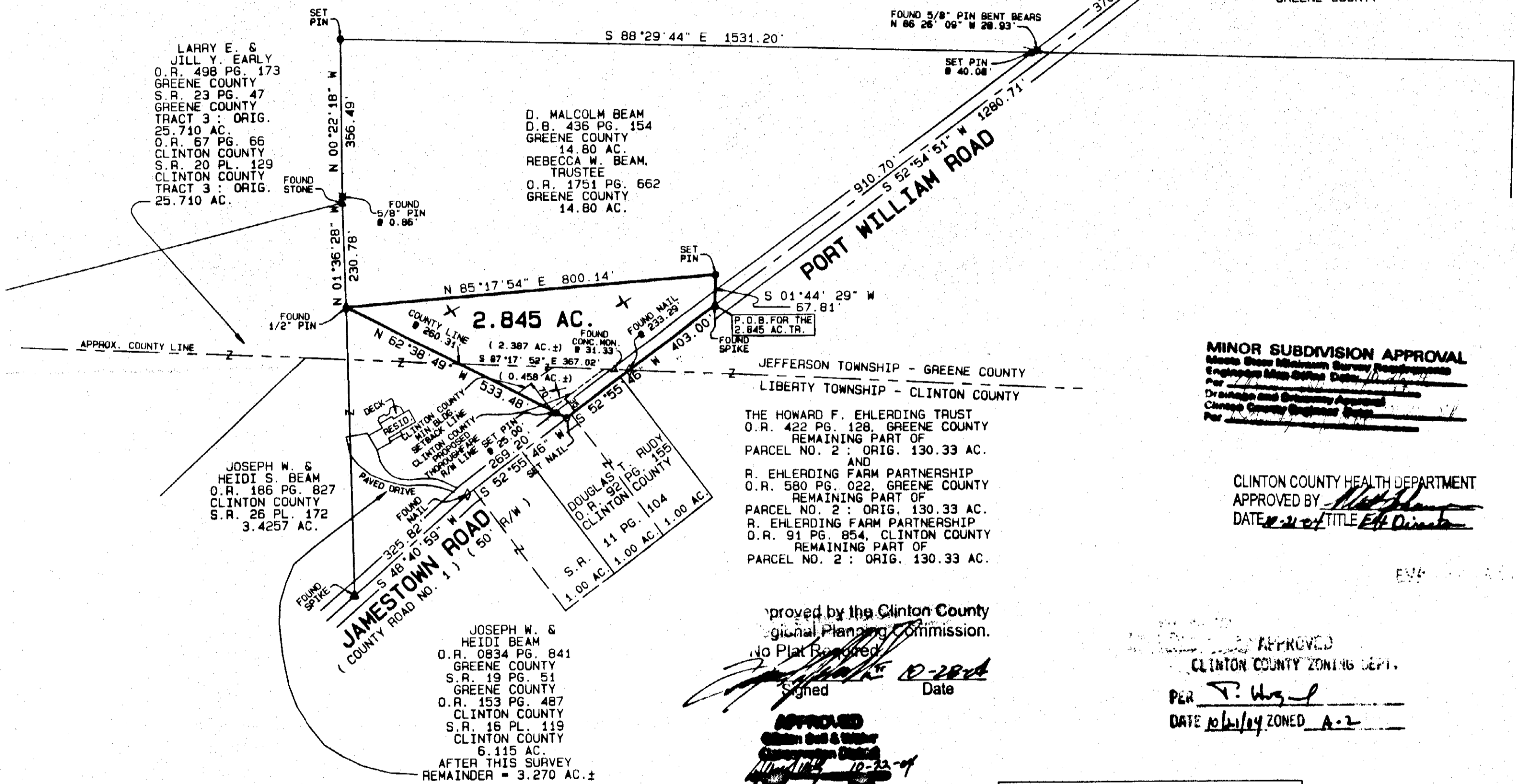
MINOR SUBDIVISION APPROVAL
Meets Ohio Minimum Survey Requirements
Engineers Map Scale Date: 11-29-04
Drawings and Survey Approved
Clinton County Engineer's Office
Per *[Signature]*

CLINTON COUNTY HEALTH DEPARTMENT
APPROVED BY *[Signature]*
DATE 11-29-04 TITLE Eng. Director

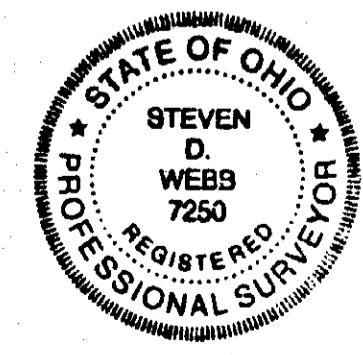
Approved by the Clinton County
Regional Planning Commission.
[Signature] Date 10-28-04
Signed Date

APPROVED
Steven D. Webb & Steven
D. Webb
[Signature] Date 10-23-04

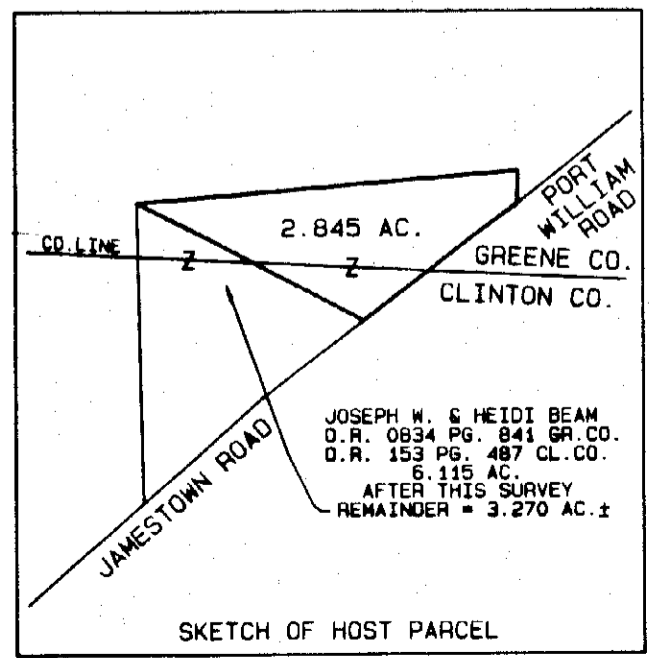
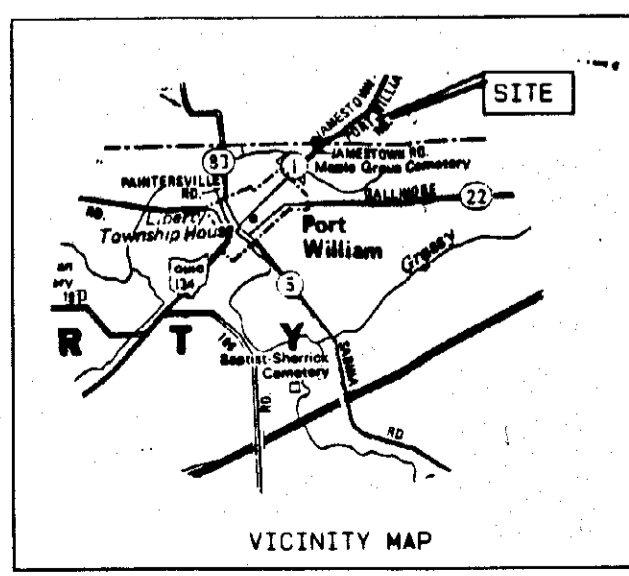
APPROVED
CLINTON COUNTY ZONING DEPT.
PER *[Signature]*
DATE 11/14/04 ZONED A-2



- 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.



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN OCTOBER, 2004.
Steven D. Webb
STEVEN D. WEBB, REGISTERED SURVEYOR NO. 7250



MINOR SUBDIVISION PLAT OF
PART OF **JOSEPH W. & HEIDI BEAM** LANDS
SITUATED IN
VIRGINIA MILITARY SURVEY NO. 1732
JEFFERSON TOWNSHIP - GREENE COUNTY, OHIO
LIBERTY 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
OCTOBER 13, 2004	1" = 200'	S.D.W.
CHECKED BY	JOB NUMBER	PLAT NUMBER
S.D.W.	1016X24C	76X246C

OWNERS
JOSEPH W. & HEIDI BEAM
359 JAMESTOWN ROAD
WILMINGTON, OHIO 45177