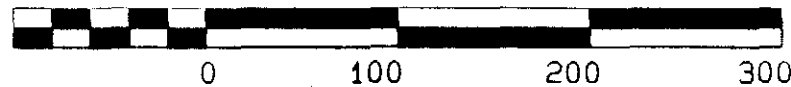


GRAPHIC SCALE 1"=100'



BEARING REFERENCE

BEARINGS WERE BASED UPON THE 47.112 ACRE TRACT (OFFICIAL RECORD VOLUME 74, PAGE 153), AND RECORDED IN VOLUME 21, PLAT NO. 275, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION (N 60°50' 00" W ON THE CENTER OF LARRICK 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 0006 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. ROAD FRONTAGE = 150.00 FEET.
 - (D) MIN. SIDE YARD = 30.00 FEET.
 - (E) MIN. REAR YARD = 20.00 FEET.

VOLUME 35 PLAT NO. 179
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

DATE 9-21-05

SCALE 1" = 100'

VIRGINIA MILITARY SURVEY NO. 1708

TOWNSHIP WAYNE

DEED REFERENCE

VOLUME O.R. 74 PAGE 153

MONTCREST FARMS, INC.
D.B. 268 PL. 79
TRACT ONE : 37.69 AC.

CHINA COUNTY ENGINEERS RECORD OF LAND DIVISION
1-17-05 TITLE ELG Director

APPROVED

[Signature]
Date

DEED REFERENCE

WALTER L. &
SUSAN K. FERGUSON
O.R. 74 PG. 153
S.R. 21 PL. 275
47.112 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.

Walter L. Ferguson *Susan K. Ferguson*
WALTER L. FERGUSON (OWNER) SUSAN K. FERGUSON (OWNER)

STATE OF OHIO, COUNTY OF CLINTON SS
BE IT REMEMBERED THAT ON THIS 17 DAY OF Sept, 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME WALTER L. & SUSAN K. FERGUSON, 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.

Betty J Hill
NOTARY PUBLIC



BETTY J. HILL
Notary Public, State of Ohio
My Commission Expires: Feb. 10, 2010
Recorded in Clinton County

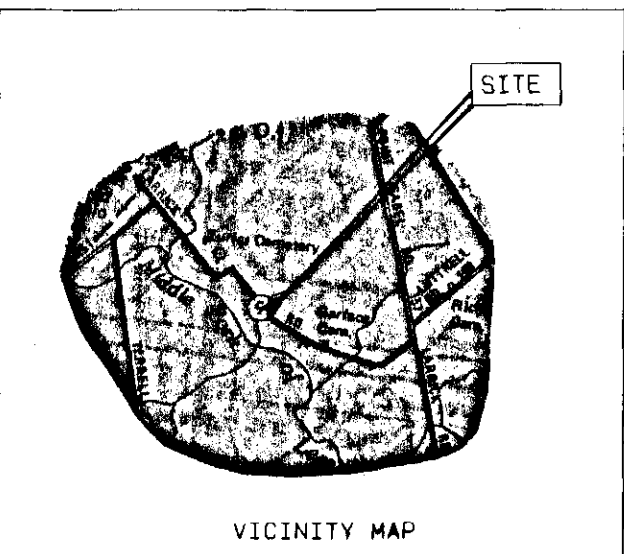
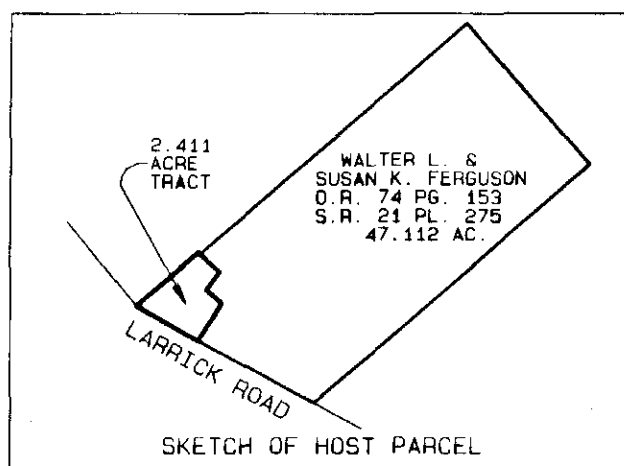
WALTER L. &
SUSAN K. FERGUSON
O.R. 74 PG. 153
S.R. 21 PL. 275
47.112 AC.
AFTER THIS SURVEY
REMAINDER = 44.701 AC. ±

Approved by the Clinton County
Notary Public Commission

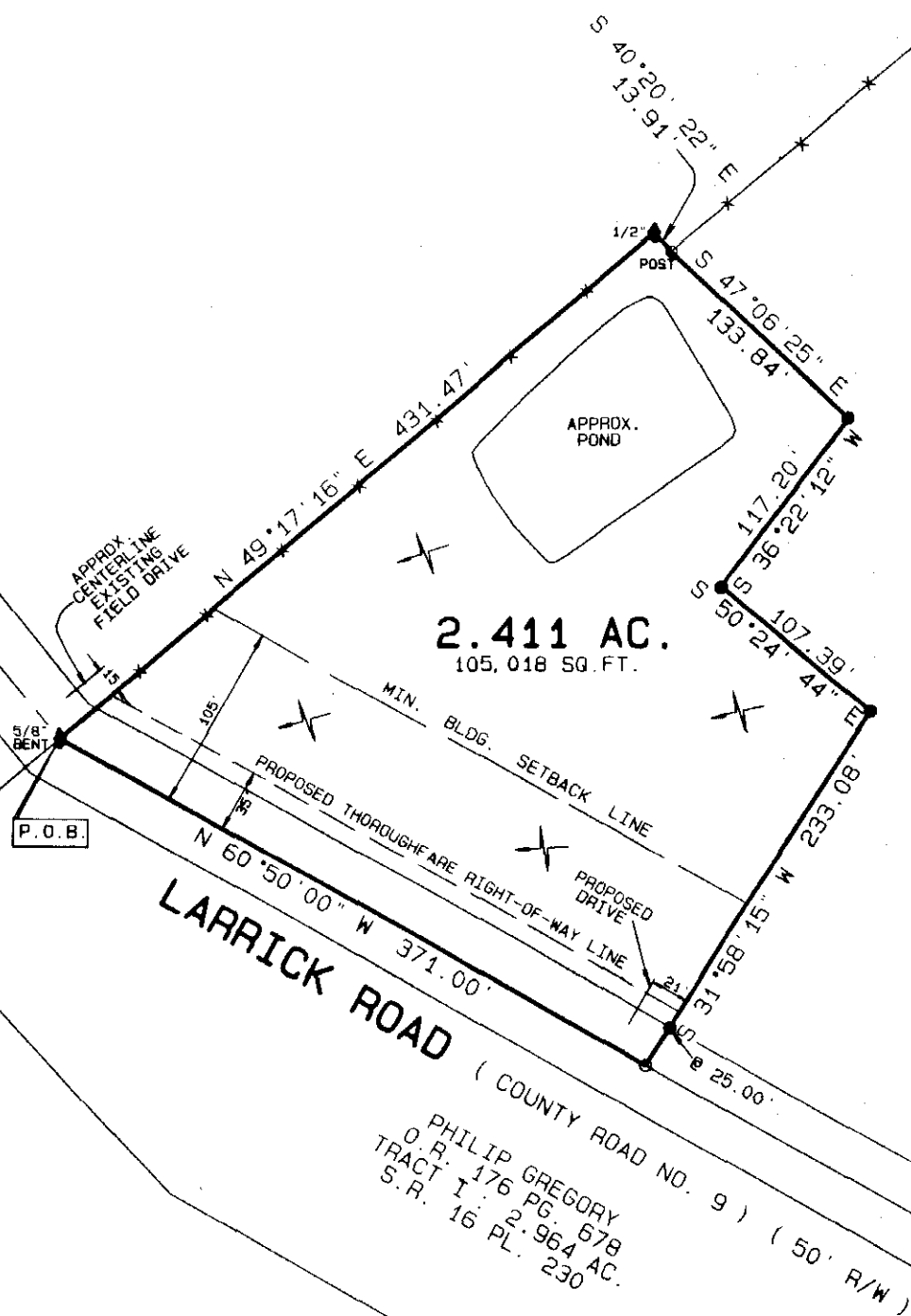
[Signature]
Date

MINOR SUBDIVISION APPROVAL
Approved by the Clinton County
Notary Public Commission

[Signature]
Date



WILLIAM L. &
CHARLOTTE L. BEAN
O.R. 75 PG. 182
74.20 AC.



PHILIP GREGORY
O.R. 176 PG. 578
TRACT I : 2.964 AC.
S.R. 16 PL. 230

TRACT II : 2.924 AC.
S.R. 16 PL. 278

LEGEND

- SET 5/8" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.S. 7250.
- SET MAG NAIL.
- ◇ FOUND NAIL.
- ◆ FOUND IRON PIN SIZE 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
CLINTON COUNTY ZONING DEPT.

PER *[Signature]*
DATE 8/16/05 ZONED A-2

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN AUGUST, 2005.

Steven D. Webb
STEVEN D. WEBB, REGISTERED SURVEYOR NO. 7250



OWNERS

WALTER L. &
SUSAN K. FERGUSON
1861 LARRICK ROAD
LEESBURG, OHIO 45135
Sabina 45104

MINOR SUBDIVISION PLAT OF		
PART OF WALTER L. & SUSAN K. FERGUSON LANDS		
SITUATED IN VIRGINIA MILITARY SURVEY NO. 1708 WAYNE 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
AUGUST 30, 2005	1" = 100'	S.D.W.
CHECKED BY	JOB NUMBER	PLAT NUMBER
S.D.W.	91X25	66X25C