

**LAND AREA QUANTITIES:**

**PARCEL I**

THE PORTION OF PARCEL I LYING IN THE RIGHT-OF-WAY OF CHERRY STREET (S. R. 28) = 4,350 SQUARE FEET OR 0.0999 ACRES.

THE PORTION OF PARCEL I LYING OUTSIDE OF THE RIGHT-OF-WAY OF CHERRY STREET (S. R. 28) = 39,231 SQUARE FEET OR 0.9006± ACRES

THE TOTAL AREA OF PARCEL I = 43,581 SQUARE FEET OR 1.0005± ACRES

**PARCEL II**

THE PORTION OF PARCEL I LYING IN THE RIGHT-OF-WAY OF CHERRY STREET (S. R. 28) = 4,350 SQUARE FEET OR 0.0999 ACRES.

THE PORTION OF PARCEL II LYING OUTSIDE OF THE RIGHT-OF-WAY OF CHERRY STREET (S. R. 28) = 39,231 SQUARE FEET OR 0.9006± ACRES

THE TOTAL AREA OF PARCEL II = 43,581 SQUARE FEET OR 1.0005± ACRES

**PLAT OF SURVEY**  
 SHOWING A LOT SPLIT  
 OF AN EXISTING 2.001 ACRE TRACT  
 CHERRY STREET, A.K.A. STATE ROUTE 28  
 IN MILITARY SURVEY NO. 1121  
 VILLAGE OF BLANCHESTER  
 MARION TOWNSHIP  
 CLINTON COUNTY, OHIO

CLINTON COUNTY ENGINEERS  
 RECORD OF LAND DIVISION

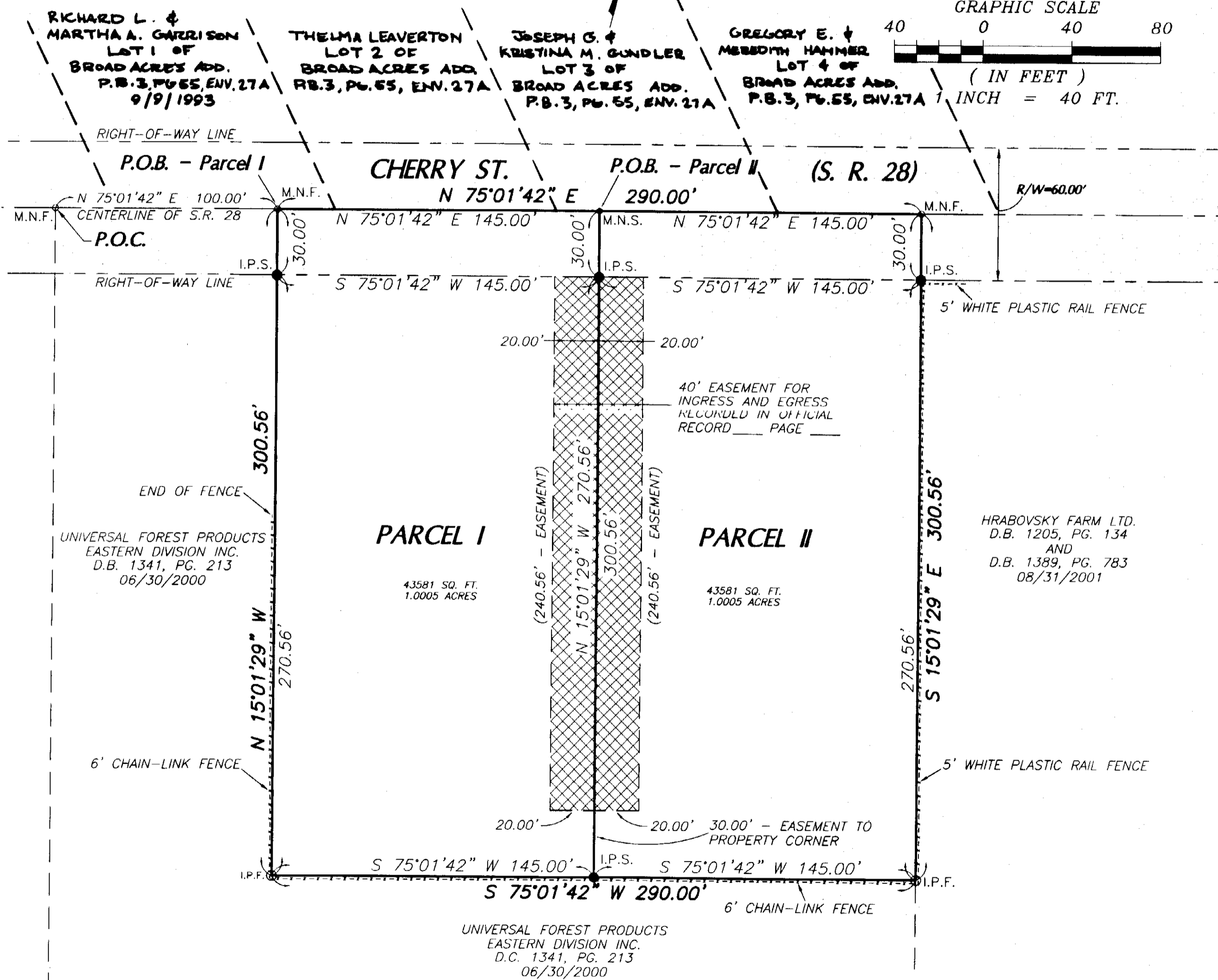
VOLUME 36 PLAT NO. 21

DATE: 4-01-05

SCALE: \_\_\_\_\_

Preferred  
 Surveying  
 Company, Inc.  
 10172 INTERNATIONAL BOULEVARD, CINCINNATI, OH. 45246  
 (513)942-9420 FAX (513)860-8220

**PLAT OF SURVEY**



*F. Weppers Witt* 3/17/05  
 VILLAGE OF BLANCHESTER PLANNING COMMISSION APPROVAL  
*Cynthia A. Seltzer*

**LEGEND:**

- I.P.S. ● SET 5/8" IRON PIN WITH CAP
- M.N.S. ● MAG NAIL SET
- M.N.F.O MAG NAIL FOUND
- I.P.F. ○ IRON PIN FOUND
- R/W LINES
- CENTER LINES
- PROPERTY LINES
- - - - - FENCE LINES

**SUBJECT PROPERTY:**

THE SUBJECT PROPERTY WAS CONVEYED TO BLUE BELL PARTNERS, LLC, BY DEED RECORDED IN OFFICIAL RECORD 596, PAGE 313 OF THE CLINTON COUNTY, OHIO, RECORDERS' OFFICE.

**REFERENCE DOCUMENTS:**

SURVEY BY STEVEN D. WEBB, CLINCO SURVEYORS, DATED JULY 21, 1994, RECORDED IN CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION VOLUME 25, PAGE 117, RECORDED 8-10-1994.

SURVEY BY STEVEN D. WEBB, CLINCO SURVEYORS, DATED APRIL 10, 1995, RECORDED IN CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION VOLUME 26, PAGE 10, RECORDED 4-28-1995.

**BASIS OF BEARINGS:**

CENTER LINE OF CHERRY STREET, N 75°01'42" E, PLAT VOLUME 25, PAGE 117

**SURVEYORS NOTES:**

OCCUPATION GENERALLY FOLLOWS PROPERTY LINES.

**SURVEYORS CERTIFICATION:**

I HEREBY STATE THAT THIS PLAT SHOWN HEREON IS THE CORRECT REPRESENTATION OF A FIELD SURVEY SUPERVISED BY ME AND MEETS THE CURRENT "OHIO MINIMUM STANDARDS FOR PROPERTY SURVEYS."

*Scott R. Lindgren* 2-28-05  
 SCOTT R. LINDGREN OHIO REG. NO. 7853



ONLY ORIGINAL DRAWINGS CONTAIN A RED SEAL

**PLAT OF SURVEY**  
 IN MILITARY SURVEY NO. 1121  
 VILLAGE OF BLANCHESTER  
 MARION TOWNSHIP  
 CLINTON COUNTY, OHIO

COMMISSION NO. 04-4071

SHEET NUMBER

1 OF 1

CLOSURE TABLE - PARCEL I

| COURSE  | BEARING       | DISTANCE | PT# | NORTHING | EASTING | DESCRIPTION  |
|---------|---------------|----------|-----|----------|---------|--------------|
| 100-101 | N 75°01'42" E | 145.00   | 100 | 4992.51  | 4808.15 | POB PARCEL I |
| 101-102 | S 15°01'29" E | 300.56   | 101 | 5029.97  | 4948.23 | PROPCOR      |
| 102-103 | S 75°01'42" W | 145.00   | 102 | 4739.68  | 5026.15 | PROPCOR      |
| 103-104 | N 15°01'29" W | 300.56   | 103 | 4702.22  | 4886.07 | PROPCOR      |
|         |               |          | 104 | 4992.51  | 4808.15 | PROPCOR      |

Closure error distance > 0.00000000 Error Bearing > N 90°00'00" E  
 Closure Precision > 1 in 891120000000.00 Total Distance Traversed > 891.12

CLOSURE TABLE - PARCEL II

| COURSE  | BEARING       | DISTANCE | PT# | NORTHING | EASTING | DESCRIPTION   |
|---------|---------------|----------|-----|----------|---------|---------------|
| 101-105 | N 75°01'42" E | 145.00   | 101 | 5029.97  | 4948.23 | POB PARCEL II |
| 105-106 | S 15°01'29" E | 300.56   | 105 | 5067.43  | 5088.31 | PROPCOR       |
| 106-107 | S 75°01'42" W | 145.00   | 106 | 4777.14  | 5166.23 | PROPCOR       |
| 107-108 | N 15°01'29" W | 300.56   | 107 | 4739.68  | 5026.15 | PROPCOR       |
|         |               |          | 108 | 5029.97  | 4948.23 | PROPCOR       |

Closure error distance > 0.00000000 Error Bearing > N 90°00'00" E  
 Closure Precision > 1 in 891120000000.00 Total Distance Traversed > 891.12

43581 SQ. FT.  
 1.0005 ACRES

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