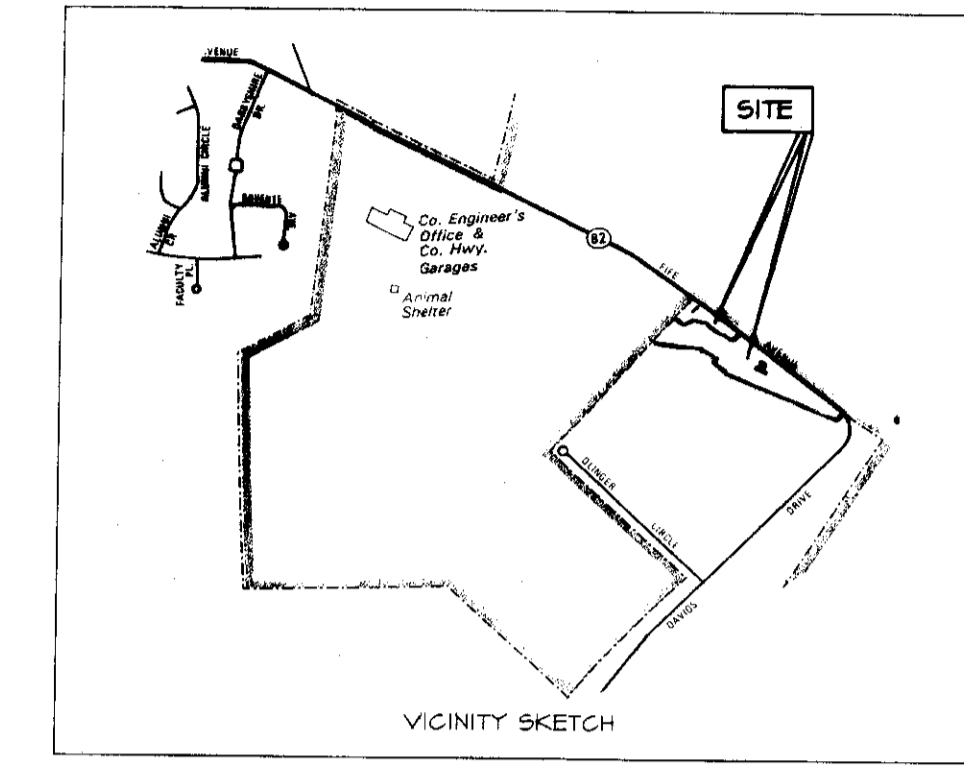


FINAL PLAT COMMUNITY IMPROVEMENT CORPORATION OF WILMINGTON SECTION ONE

SITUATED IN
VIRGINIA MILITARY SURVEY NO. 2690
CITY OF WILMINGTON &
UNION TOWNSHIP
CLINTON COUNTY, OHIO



LINE #	BEARINGS & DISTANCE
E-1 =	S 48°29' 24" E 556.32'
E-2 =	S 45°00' 00" W 20.00'
E-3 =	N 10°04' 44" W 0.10'
E-4 =	N 68°24' 24" N 207.71'
E-5 =	N 08°18' 54" N 123.86'
E-6 =	N 54°55' 15" N 6.34'
E-7 =	N 74°31' 06" N 107.46'
E-8 =	S 68°18' 54" E 211.86'
E-9 =	N 48°24' 24" N 319.27'
E-10 =	N 44°56' 17" E 20.04'
E-11 =	N 08°18' 54" N 241.83'
E-12 =	S 84°01' 33" W 13.25'
E-13 =	N 63°45' 45" E 44.02'
E-14 =	S 08°18' 54" E 104.19'
E-15 =	S 09°01' 33" W 37.41'
E-16 =	N 42°36' 53" N 26.76'
E-17 =	N 09°01' 33" E 60.41'
E-18 =	S 08°18' 54" E 26.13'
E-19 =	S 09°01' 33" N 64.34'
E-20 =	N 44°56' 17" E 28.75'
E-21 =	N 09°01' 33" E 30.46'
E-22 =	S 44°56' 17" N 23.16'
E-23 =	S 42°36' 53" E 21.56'

PLANNING COMMISSION APPROVAL
 UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO, AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO, THIS PLAT HAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:
 APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD April 25, 2006.

 CHAIRMAN

 SECRETARY

DEDICATION CERTIFICATION
 I, THE UNDERSIGNED, JAMES HASLER, PRESIDENT OF COMMUNITY IMPROVEMENT CORPORATION OF WILMINGTON, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND DO HEREBY AGREE THAT WE WILL ABIDE BY ALL REQUIREMENTS OF THE CITY STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, OHIO.
 THIS SUBDIVISION, TO BE KNOWN AS COMMUNITY IMPROVEMENT CORPORATION OF WILMINGTON - SECTION ONE, SHALL BE AN ADDITION TO THE CITY OF WILMINGTON, OHIO, AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.
 ALL EASEMENTS SHOWN AS A PART OF THIS PLAT ARE DEDICATED TO THE USE OF PRIVATE UTILITIES (I.E. CABLE, TELEPHONE, AND GAS) OR PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND APPURTENANCES, ANY AND ALL WATER AND SEWER LINES AND THEIR APPURTENANCES AND ANY LIFT STATIONS WHICH MAY BE LOCATED WITHIN SAID EASEMENTS ARE ALSO DEDICATED AND CONVEYED TO THE CITY OF WILMINGTON, OHIO. NO STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT AND ANY TREES, FLOWERS OR OTHER OBJECTS UPON THE EASEMENT ARE PLACED THERE AT THE PROPERTY OWNER'S RISK.
 AFTER CONSTRUCTION AND GRADING IS COMPLETED, MONUMENTS SHALL BE PLACED ON ALL LOT CORNERS WHERE THEY DO NOT EXIST AT THAT TIME.

 JAMES HASLER (PRESIDENT OF COMMUNITY IMPROVEMENT CORPORATION OF WILMINGTON)
 STATE OF OHIO, S.S.
 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, JAMES HASLER, PERSONALLY APPEARED AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND NOTORIAL SEAL THIS 24 DAY OF May, 2006.

 NOTARY PUBLIC, STATE OF OHIO

COUNTY COMMISSIONERS
 WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 3RD DAY OF MAY, 2006.

COMMISSIONERS: _____

ENGINEER'S APPROVAL
 I HAVE CHECKED THIS PLAT, FIND THE BEARINGS AND DISTANCES PLAT SATISFACTORILY, AND FIND NO CONFLICT WITH THE CITY SUBDIVISION REGULATIONS.

 C.O.S. ASSOCIATES, INC.
 CIVIL ENGINEER

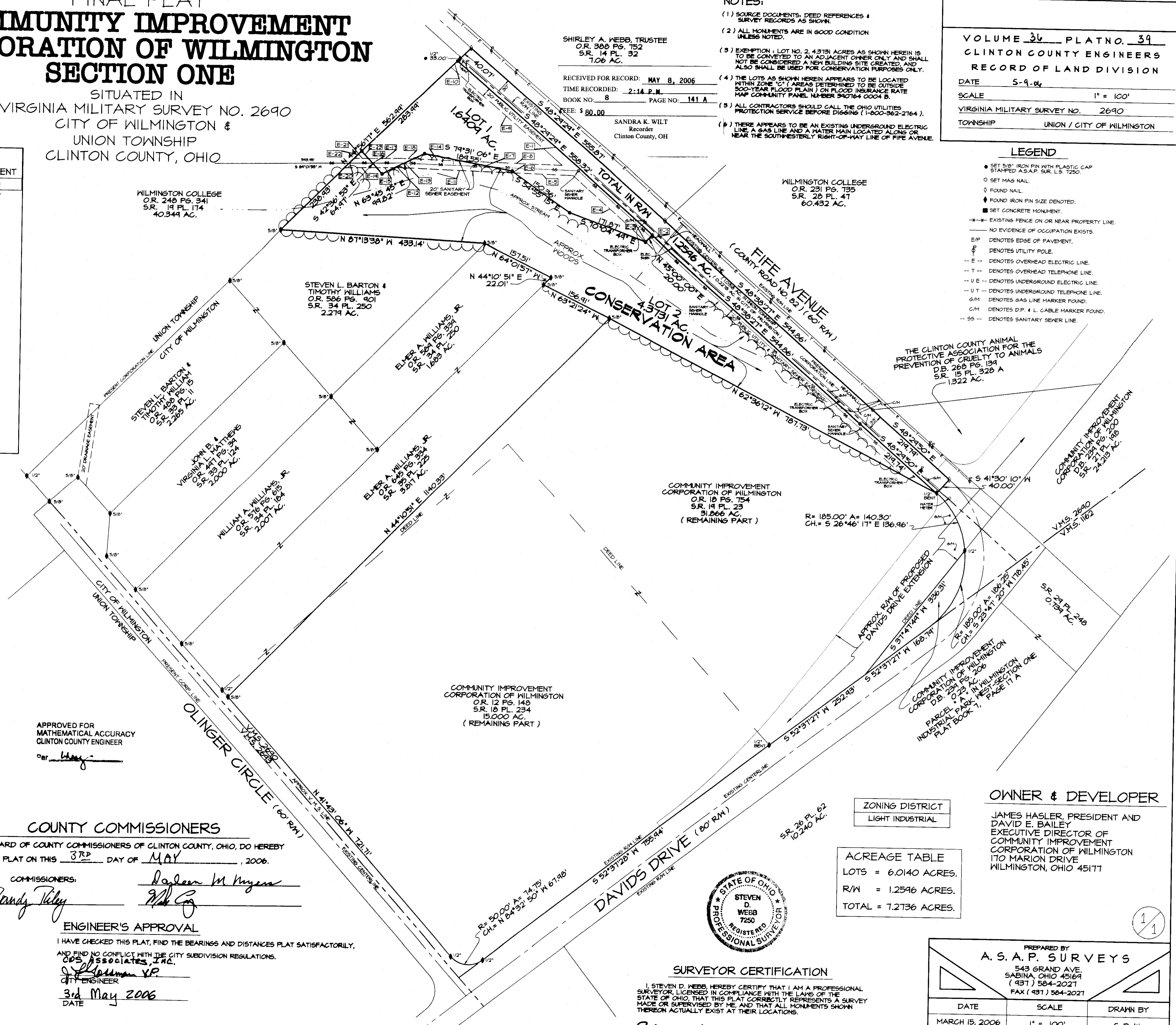
 DATE 3rd May 2006

SHIRLEY A. WEBB, TRUSTEE
 O.R. 308 PG. 152
 S.R. 14 PL. 32
 7.06 AC.
 RECEIVED FOR RECORD: MAY 8, 2006
 TIME RECORDED: 2:14 P.M.
 BOOK NO: 8 PAGE NO: 141 A
 FEE: \$ 80.00
 SANDRA K. WILT
 Recorder
 Clinton County, OH

- NOTES:**
- (1) SOURCE DOCUMENTS, DEED REFERENCES & SURVEY RECORDS AS SHOWN.
 - (2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS NOTED.
 - (3) EXEMPTION: LOT NO. 2, 4.3731 ACRES AS SHOWN HEREIN IS TO BE CONVEYED TO AN ADJACENT OWNER ONLY, AND SHALL NOT BE CONSIDERED A NEW BUILDING SITE CREATED, AND ALSO SHALL BE USED FOR CONSERVATION PURPOSES ONLY.
 - (4) THE LOTS AS SHOWN HEREIN APPEARS TO BE LOCATED WITHIN ZONE 121 (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 340764 0004 B.
 - (5) ALL CONTRACTORS SHOULD CALL THE OHIO UTILITIES PROTECTION SERVICE BEFORE DIGGING (1-800-362-2764).
 - (6) THERE APPEARS TO BE AN EXISTING UNDERGROUND ELECTRIC LINE, A GAS LINE AND A WATER MAIN LOCATED ALONG OR NEAR THE SOUTH-EASTERLY RIGHT-OF-WAY LINE OF PIPE AVENUE.

VOLUME 36 PLAT NO. 39
 CLINTON COUNTY ENGINEERS
 RECORD OF LAND DIVISION
 DATE 5-9-06
 SCALE 1" = 100'
 VIRGINIA MILITARY SURVEY NO. 2690
 TOWNSHIP UNION / CITY OF WILMINGTON

- LEGEND**
- SET 5/8" IRON PIN WITH PLASTIC CAP STAMPED A.S.A.P. SUR. L.B. 7250
 - SET MAS NAIL
 - ◊ FOUND NAIL
 - ◆ FOUND IRON PIN SIZE DENOTED.
 - SET CONCRETE MONUMENT.
 - EXISTING FENCE ON OR NEAR PROPERTY LINE.
 - NO EVIDENCE OF OCCUPATION EXISTS.
 - E/P DENOTES EDGE OF PAVEMENT.
 - ⊕ DENOTES UTILITY POLE.
 - E --- DENOTES OVERHEAD ELECTRIC LINE.
 - T --- DENOTES OVERHEAD TELEPHONE LINE.
 - U E --- DENOTES UNDERGROUND ELECTRIC LINE.
 - U T --- DENOTES UNDERGROUND TELEPHONE LINE.
 - G/M DENOTES GAS LINE MARKER FOUND.
 - G/M DENOTES D.P. & L. CABLE MARKER FOUND.
 - S5 --- DENOTES SANITARY SEWER LINE.



ZONING DISTRICT
 LIGHT INDUSTRIAL

ACREAGE TABLE
 LOTS = 6.0140 ACRES.
 R/W = 1.2596 ACRES.
 TOTAL = 7.2736 ACRES.

OWNER & DEVELOPER
 JAMES HASLER, PRESIDENT AND DAVID E. BAILEY EXECUTIVE DIRECTOR OF COMMUNITY IMPROVEMENT CORPORATION OF WILMINGTON 170 MARION DRIVE WILMINGTON, OHIO 45117



SURVEYOR CERTIFICATION
 I, STEVEN D. WEBB, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AT THEIR LOCATIONS.

 OHIO PROFESSIONAL SURVEYOR
 REGISTRATION NO. 7250
 DATE APRIL 10, 2006

PREPARED BY
A.S.A.P. SURVEYS
 543 GRAND AVE.
 SARINA, OHIO 45169
 (937) 584-2021
 FAX (937) 584-2021

DATE	SCALE	DRAWN BY
MARCH 15, 2006	1" = 100'	S. D. W.
CHECKED BY	JOB NUMBER	PLAT NUMBER
S. D. W.	23X26	D21X26C