

CLINTON COMMONS SUBDIVISION

CITY OF WILMINGTON CLINTON COUNTY, OHIO

SURVEYORS RECORD
 Book 31 Page 199
 4-17-08

REVISIONS

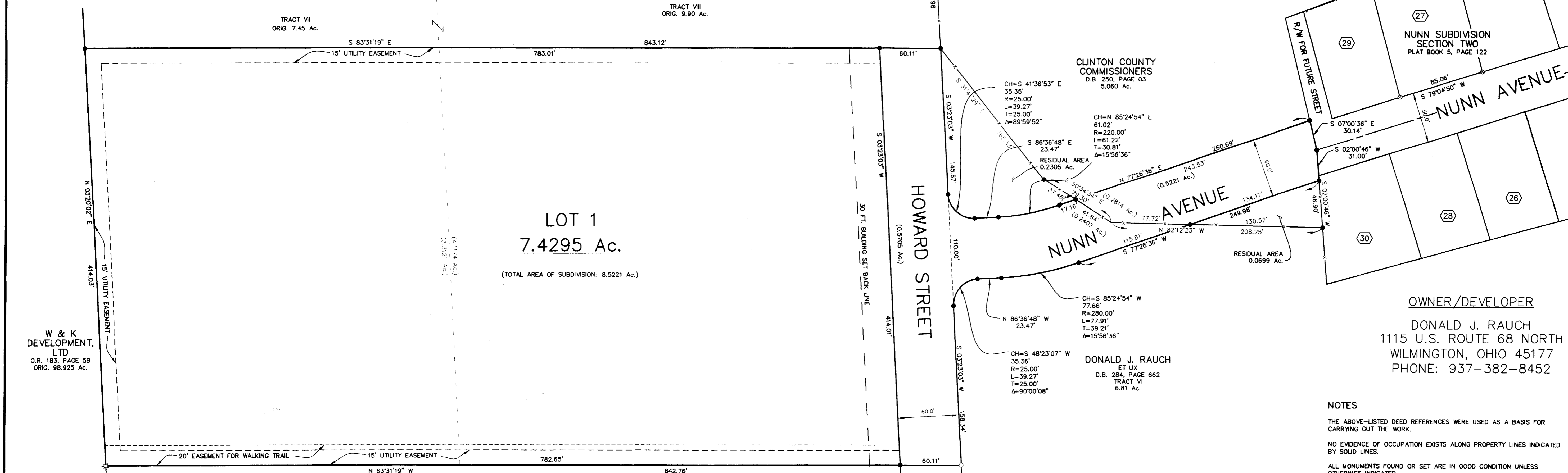
LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- P.K. NAIL (FOUND) IN WOOD POST
- ⊙ MAG NAIL (SET)
- ⊙ 1/2" IRON PIN (FOUND)
- 5/8" IRON PIN (FOUND)
- ⊕ 1-1/2" IRON PIPE (FOUND)
- X — WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN



BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 337° 59' 01.9") BETWEEN NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC MONUMENTS "CW1" AND "CL018" AND DERIVED FROM GPS OBSERVATIONS TAKEN AUGUST 22, 2007, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

DONALD J. RAUCH
 ET UX
 D.B. 284, PAGE 662



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DRAWN: CHECKED:

McCARTY ASSOCIATES, LLC
 ARCHITECTS—ENGINEERS—SURVEYORS

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 304 E. MARKET ST., WASHINGTON, OHIO 45160 PH: 740-335-3816 FAX: 740-335-3828
 www.mccartyassociates.com

OWNER/DEVELOPER
 DONALD J. RAUCH
 1115 U.S. ROUTE 68 NORTH
 WILMINGTON, OHIO 45177
 PHONE: 937-382-8452

NOTES

THE ABOVE-LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C," MINIMAL FLOODING, ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 390075 0005 C, DATED AUGUST 24, 1979.

EXISTING ZONE: R-3 - HIGH DENSITY MULTI-FAMILY

DEDICATION CERTIFICATION

WE, THE UNDERSIGNED, DONALD J. RAUCH, REBECCA H. RAUCH, AND THE CLINTON COUNTY COMMISSIONERS, 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 CLINTON COMMONS SUBDIVISION, 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.

IN WITNESS WHEREOF, DONALD J. RAUCH, REBECCA H. RAUCH, AND THE CLINTON COUNTY COMMISSIONERS, HAS SET THEIR HAND THIS 14 DAY OF April, 2008.

Mark Brook
 WITNESS AS TO ALL

Donald J. Rauch
 DONALD J. RAUCH

Rebecca H. Rauch
 REBECCA H. RAUCH

STATE OF OHIO, COUNTY OF CLINTON, SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED DONALD J. RAUCH AND REBECCA H. RAUCH, WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 14th DAY OF April, 2008.

Brenda K. Woods
 BRENDA K. WOODS
 My Commission Expires: 6-22-08
 Notary Public, State of Ohio
 Recorded in Clinton County

CLINTON COUNTY COMMISSIONERS

Mark Brook
 WITNESS AS TO ALL

Susuda H. Woods
 WITNESS AS TO ALL

Michael E. Curry
 MICHAEL E. CURRY

Randall Riley
 RANDALL RILEY

David R. Stewart
 DAVID R. STEWART

STATE OF OHIO, COUNTY OF CLINTON, SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MICHAEL E. CURRY, RANDALL RILEY, AND DAVID R. STEWART, WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

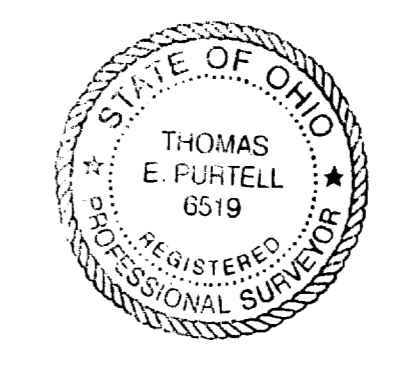
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 14th DAY OF April, 2008.

Brenda K. Woods
 BRENDA K. WOODS
 My Commission Expires: 6-22-08
 Notary Public, State of Ohio
 Recorded in Clinton County

CLINTON COUNTY, OHIO
 RECEIVED FOR RECORD
 Date: 4-17-08 Time: 9:25 AM
 Book: 3 Page: 154 B Fee: \$ 80.00
 Brenda J. Hall, County Recorder

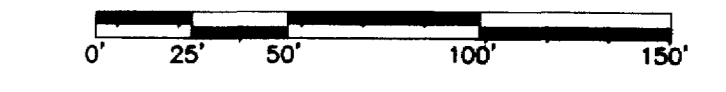
APPROVED FOR MATHEMATICAL ACCURACY
 Clinton County Engineer
 Date: April 14, 2008

MAJOR SUBDIVISION APPROVAL
 Clinton County Engineer
 Plat Book: _____ Page: _____
 Date: _____



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

Thomas E. Purcell
 THOMAS E. PURCELL, P.S. 6519
 DATE: 04-10-08



CLINTON COMMONS SUBDIVISION
 RECORD PLAT

CITY PLANNING COMMISSION

UNDER AUTHORITY PROVIDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:

APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD 4/22/08

Karen Jopetz
 SECRETARY

CITY ENGINEER

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

Preston M. Carbo
 CITY ENGINEER
 DATE: April 15, 2008

RECORD PLAT FOR
 CLINTON COMMONS SUBDIVISION

CITY OF WILMINGTON
 CLINTON COUNTY, OHIO
 V.M.S. NO. 1057

DATE: NOVEMBER, 2007

SCALE: 1" = 50'

DRAWING NUMBER: E07-238
 SHEET: 1