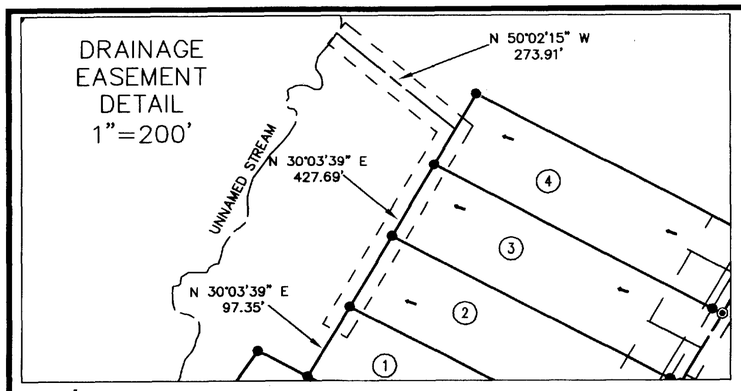

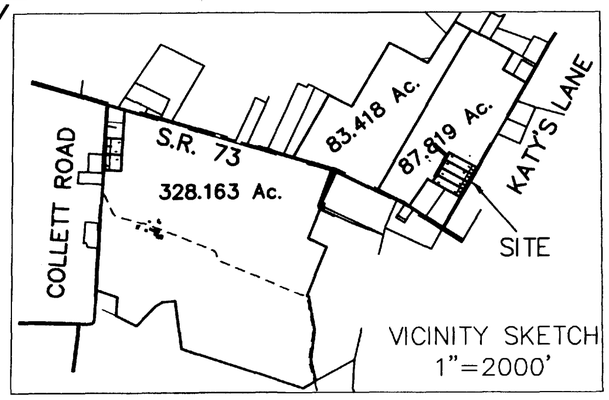

MARK A. KRATZER
AND
SUSAN M. KRATZER
O.R. 774, PAGE 098
TRACT II
87.819 Ac.
S.R. 38, PL. 142
(REMAINDER 79.819 Ac.)

SEE DRAINAGE EASEMENT DETAIL

MARK A. KRATZER
AND
SUSAN M. KRATZER
O.R. 774, PAGE 098
TRACT II
87.819 A
S.R. 38, PL. 142
(REMAINDER 79.819 Ac.)

50' WIDE DRAINAGE EASEMENT

4 2.000 Ac.
3 2.000 Ac.
2 2.000 Ac.
1 2.000 Ac.

S 61°47'00" E 581.10'
N 61°47'00" W 581.10'
N 30°03'39" E 600.00'
S 30°03'39" W 600.00'
150.00'
25.00'
35.00'
105' BUILDING SETBACK LINE
150.0'
105.00'
PROPOSED DRIVE
@ 20.00'
720' TO CENTERLINE OF CLOSEST DRIVEWAY V.M.S. No. 770
V.M.S. No. 4297

RACHEL L. PIDGEON
O.R. 610, PAGE 594
102.933 Ac.
S.R. 35, PL. 92

VOLUME 38 PLAT NO. 160
CLINTON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS 4-1-10
DATE MARCH 17, 2010
SCALE 1"=100'
DEED REFERENCE
OFFICIAL RECORD 774 PAGE 098
TOWNSHIP CHESTER
MILITARY SURVEY NUMBER 770

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 57° 56' 38.1") BETWEEN NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENTS "CLI015A" AND "CLI016A" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 1, 2009, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

MARK A. KRATZER _____ SIGNATURE
OWNER

SUSAN M. KRATZER _____ SIGNATURE
OWNER

STATE OF OHIO, COUNTY OF CLINTON, SS, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK A. KRATZER AND SUSAN M. KRATZER AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED. FOR THE PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, 20 _____.

_____
NOTARY PUBLIC

DEE MILLER
Notary Public, State of Ohio
My Commission Expires: Nov. 1, 2011
Recorded in Clinton County

DEED REFERENCE:
MARK A. KRATZER
AND
SUSAN M. KRATZER
O.R. 774, PAGE 098
TRACT II
87.819 Ac.
S.R. 38, PL. 142

ELLEN C. GILBERT,
TRUSTEE
O.R. 650, PAGE 081
9.357 Ac.
S.R. 35, PL. 92

35' THOROUGHFARE PLAN R/W

DARYL W. HENRY
ET UX
D.B. 272, PAGE 590
5.000 Ac.
S.R. 16, PL. 186

DARYL W. HENRY,
ET UX
D.B. 275, PAGE 686
5.000 Ac.
S.R. 16, PL. 186

WILLIBAY FARMS, LTD.
D.B. 253, PAGE 545
TRACT NO. 3
ORIG. 10 Ac., 86 PERCHES

S 34°41'38" W 586.69'
N 56°33'12" W 120.41'
305.23'
730.03'
650.03'
681.70'
75.0'
@ 44.00' BY A STEEL POST
@ 16.61'

STATE ROUTE 73 (60')
KATY'S LANE (40') (TOWNSHIP ROAD No. 238)

Approved by the Clinton County Regional Planning Commission; no plat required under the Ohio Revised Code 711.131.
Signed _____ 4/1/10 Date

APPROVED
CLINTON COUNTY ZONING DEPT.
PER WACY DAVID
DATE 3/31/10 ZONED A-3

CLINTON COUNTY HEALTH DEPARTMENT
APPROVED BY Matt Thomas
DATE 3-1-10 TITLE EH Director

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 4-1-10
Per Tracy
Drainage and Driveway Approval
Clinton County Engineer Date: 03.31.2010
Per A. FRISCHE

Access Approval
Clinton County Engineer
A. FRISCHE
03.31.2010

V.M.S. No. 4297
V.M.S. No. 1994

APPROVED
Clinton Soil & Water Conservation District
Per _____ Date 3/31/10

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DEC., 2009, AND MARCH 2010.

Thomas E. Purtell
THOMAS E. PURTELL, P. S. 6519

STATE OF OHIO
THOMAS E. PURTELL
6519
REGISTERED PROFESSIONAL SURVEYOR

LEGEND

- ● 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- ○ 5/8" IRON PIN (FOUND)
- ○ P.K. NAIL (FOUND)
- ◉ MAG NAIL (SET)
- ⊠ SPIKE (FOUND) UNDER THE PAVEMENT
- □ STONE (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊙ MAG NAIL (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "COLLETT 2001", ⅝" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- —x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ⟹ DRAINAGE ARROW

0 50 100 200 300

ZONING INFORMATION:

EXISTING ZONE: A-3

SIDE YARD SETBACK – 30 FEET
REAR YARD SETBACK – 30 FEET
BUILDING SETBACK – 105 FEET FROM CENTERLINE OF ROAD

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.

MINOR SUBDIVISION PLAT FOR
MARK KRATZER

CHESTER TOWNSHIP
CLINTON COUNTY, OHIO
V.M.S. No. 770

McCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.	2/2
MARCH 17, 2010	1"=100'	S09-241A	

09241ABASE