CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION

VOLUME 38 PLAT NO. 289
DATE: 4-1-11
SCALE: 1"= 200'

DEED REFERENCE
VOLUME D.B. 227 PAGE 232 &
TOWNSHIP D.B. 193, PAGE 441 UNION
MILITARY SURVEY NO. 1096 & 1338

SURVEY PLAT OF THE LANDS OF RUTH WALLACE
SITUATED IN VMS 1096 & 1338
UNION TOWNSHIP, CLINTON COUNTY
OHIO

BEECHGROVE ROAD 50' R/W

STATE ROUTE 730 60' R/W

RALPH & TERRI ROBERTS
S.R. 28, PLAT NO. 262
OFFICIAL RECORD 268, PAGE 136

LAWRENCE F. & TAMARA SPEELMAN
1.495 AC.
S.R. 26, PLAT NO. 3
O.R. 650, PAGE 579

GARDEN ACRES
PLAT BOOK 7
ENV. 320
LOT 8
LOT 9

LT LAND DEVELOPMENT
49.356 AC.
S.R. 26, PLAT NO. 131
OFFICIAL RECORD 200, PAGE 722

5.796 AC.± O.R. 268, PG. 136
22.688 AC.± O.R. 268, PG. 136
5.223 AC.± O.R. 268, PG. 136
5.015 AC.± O.R. 268, PG. 136

RALPH & TERRI ROBERTS
5.014 AC.
S.R. 28, PLAT NO. 262
OFFICIAL RECORD 268, PAGE 136

LOT 6

O.R. 324, PG. 812
PATRICIA DOAK
1.033 AC.
19 PLAT 218

O.R. 761, PG. 712
DAVID B. & MEGAN WILSON
1.033 AC.
19 PLAT 218

O.R. 270, PG. 333
WILLIAM F. & CAROL S. MOORE
1.077 AC.

WILLIAM & DONNA B. MOORE
2.94 AC.
S.R. 12, PLAT NO. 227
DEED BOOK 219, PAGE 122

Ⓐ RALPH ROBERTS II
155.75 AC.
S.R. 14, PLAT NO. 405
OFFICIAL RECORD 26, PAGE 556

DARBYSHIRE HEIGHTS SUBDIVISION
PLAT BOOK 7, PAGE 5A
19
20

LT LAND DEVELOPMENT
REMAINING PART ORIG. 88.738 AC.
S.R. 12, PLAT NO. 445
OFFICIAL RECORD 370, PAGE 2

0 100 200 300 400 600 800
GRAPHIC SCALE IN FEET

N 58°17'53" E 734.02'
IP SET @ 30.00'
IP SET @ 29.90'
S 17°47'19" E 915.02'
N 58°17'53" E 471.10'
N 31°42'07" W 200.00'
N 31°42'07" W 350.00'
S 58°17'53" W 392.70'
253.28'
426.62'
IP SET @ 30.00'
S 31°42'07" E 279.97'
N 58°17'53" E 645.98'
0.68' gap between property lines
N 23°39'39" W 1751.46'
S 23°39'39" E 1751.46'
3/4" IP
S 87°49'57" E 1309.41'
5/8" IP
S 02°22'17" E 2375.61'
N 88°18'25" W 466.16'
3/4" PIPE
3/4" PIPE
N 88°00'09" W 824.90'

JOHN S. & CAROLYN L. WALLACE
5.001 AC.
S.R. 14, PLAT NO. 302
DEED BOOK 256, PAGE 516

2.645 AC.
S.R. _____ PLAT NO. _____

barn
well

POB
N 58°17'53" E 351.51'
IP SET @ 30.00'
S 31°42'14" E 270.04'
N 58°17'46" E 426.81'

MCGUINN ROAD 40' R/W
N 24°27'49" W 1301.61'
S 24°27'49" E 1425.81'

49.929 ACRES

THE 49.929 ACRE TRACT IS INTENDED TO BE CONVEYED TO JOHN S. & CAROLYN L. WALLACE (ADJOINING LAND OWNERS) AND LATER SURVEYED TO COMBINE THE 49.929 ACRE TRACT WITH SAID WALLACE'S EXISTING 5.001 ACRE TRACT.

149.639 ACRES

DARYL B. & ELBA I. DRAIS
REM. PART 18.5 AC.
OFFICIAL RECORD 291, PAGE 501

WILLIAM T. NEWMAN II & TONIA L. NEWMAN
5.001 AC.
S.R. 36, PLAT NO. 117
OFFICIAL RECORD 665, PAGE 264

5/8" IP FD. @ 25.11'
S 62°22'27" W 730.36'
5/8" IP
125.46'
N 24°47'22" W 710.36'
5/8" IP
5/8" IP FD. @ 23.78'
4.035 AC.
S.R. _____ PLAT NO. _____
S 66°59'28" E 441.15'
S 64°17'34" E 809.66'
N 64°17'34" W 581.23'
N 03°33'52" W 425.04'
S 03°33'52" E 425.04'
MAG NAIL FD. 0.1' WEST OF CENTERLINE
S 23°52'31" E 654.68'
N 23°52'31" W 617.40'
N 62°22'26" E 209.46'

LT LAND DEVELOPMENT
79.604 AC.
S.R. 26, PLAT NO. 131
OFFICIAL RECORD 200, PAGE 722

118.700 ACRES IN VMS 1338
30.939 ACRES IN VMS 1096

MATTHEW E. THOMPSON
65.323 AC.
S.R. 31, PLAT NO. 117
OFFICIAL RECORD 358, PAGE 682

APPROVED
CLINTON COUNTY ZONING DEPT.
PER _____
DATE _____ ZONED _____

APPROVED
Clinton Soil & Water Conservation District
By Date

NOT SUBJECT TO HEALTH DEPARTMENT APPROVAL
3/21/11

Preliminary Access Approval
Clinton County Engineer
Date 3/21/2011

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer
Per: _____
Date: _____

N

SCALE 1"= 200'

Clinco & Sutton SURVEYORS
61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177

JOB NO. 2011/11195
DRWG NO. 11195~SHEET 1 OF 2
DATE: MARCH 2011