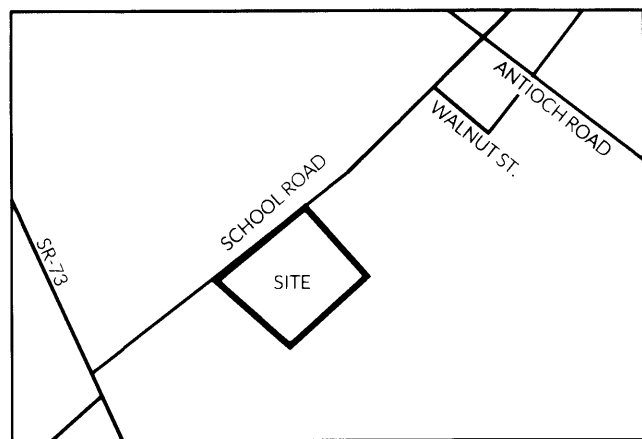


VICINITY MAP - N.T.S.



APPROVED
CLINTON COUNTY ZONING DEPT.
PER WALT DANIEL
DATE 9.25.19 SR
9.25.19

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 10-16-19

Per Walt
Drainage and Driveway Approval 9.25.19
Clinton County Engineer Date: 9.25.19
Per A. FRICKE

Preliminary Access Approval
The Clinton County Engineer
Per A. FRICKE
Date 09.25.19

SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON SR 11, PAGE 18 AND THE NORTHERLY LINE OF THE SUBJECT PARCEL (S44°30'E)

THIS PROPOSED SPLIT IS BASED UPON THE ZONING REGULATIONS FOR CLINTON COUNTY OHIO AND IS CURRENTLY ZONED AS SR - SUBURBAN RESIDENTIAL.

ALL MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THERE EXIST NO EVIDENCE OF OCCUPATION ALONG THE SOUTHWESTERLY BOUNDARY LINE AS SHOWN HEREON. THE NORTHERLY EASTERLY AND SOUTHEASTERLY LINES RUN GENERALLY WITH EXISTING FENCE LINES AND THE NORTHWESTERLY BOUNDARY LINE RUNS IN GENERAL WITH THE PHYSICAL CENTERLINE OF SCHOOL ROAD.

ALL DOCUMENTS USED TO ASCERTAIN THE BOUNDARY ARE SHOWN HEREON.

STEVEN C. AND KARI L. DAULTON
OR 14, PAGE 441
PID 100060116000000
2.86 ACRES
SR 12, PG 238

TIMOTHY AND TINA A. LEFAIVE
OR 858, PAGE 870
PID 100060117000000
4.9731 ACRES
SR 33, PG 175

THOMAS M. STOUT
OR 603, PAGE 240
PID 100061025000000
0.5 ACRES

NINA N. HAIRFIELD
OR 819, PAGE 71
PID 100060115000000
3.11 ACRES
SR 13, PG 252

WAYLAND K. REID, AND TINA M. MARUFFI-REID
OR 838, PAGE 16
PID 100060114000000
33.471 ACRES
SR 39, PG 1137

REBECCA D. AND JAMES D. SINGLETON
OR 894, PAGE 768
PID 100061627000000
3.982 ACRES
SR 40, PG 109

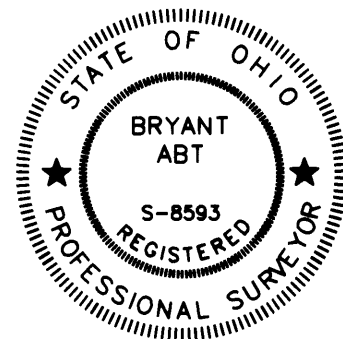
BRENDA L. ROBERTS,
TRUSTEE
OR 988, PAGE 77
PID 100060224000000
86.885 ACRES

IRENE ROBINSON AND
MICHELE HEINLEIN
OR 842, PAGE 218
PID 100061905000000
24.78 ACRES
SR 11, PG 425

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY JURISDICTION AND IS PREPARED ACCORDING TO O.A.C. 4733.37

J. BRYANT ABT, PS #8593



SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND
PROFESSIONALS, LLC
8534 YANKEE STREET
DAYTON, OH 45458
937.535.0855
WWW.BALANDPROFESSIONALS.COM
ABT@BALANDPROFESSIONALS.COM

APPROVED
Clinton Soil & Water
Conservation District
John 10-15-19
Per Date

CLINTON COUNTY HEALTH DISTRICT

APPROVED Walt

DATE 10/16/19 TITLE Ex-Draft

CLINTON COUNTY ENGINEERS
RECORD OF LAND SURVEYS
VOLUME 43
PLAT 02

VESTING DEED

PARCEL ID # 100060226000000
LOCATION - SCHOOL ROAD (NO CURRENT ADDRESS)
OWNER - MATTHEW THOMPSON, OR 1012, PAGE 549
SR 11, PAGE 18
CONTAINING: 8.836 TOTAL ACRES

OWNERSHIP CERTIFICATION

WE, THE UNDERSIGNED AND HEREIN MENTIONED, DO CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED AND SOWN HERON AND THAT ALL LEGAL DUE TAXES HAVE BEEN PAID AND WE HEREBY AGREE TO THE LOT SURVEY AND SEGREGATION OF THE PARCEL AS DEPICTED HERON

Walt Thompson 9-27-19
OWNER DATE

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF CLINTON, SS

BE IT REMEMBERED THAT ON THIS 21 DAY OF Sept
2019

PERSONALLY CAME BEFORE ME, A NOTARY PUBLIC FOR AND IN THE STATE OF OHIO AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT OF SURVEY TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE

Diana L. Groves



DIANA L. GROVES
Notary Public, State of Ohio
My Commission Expires 7-12-2020
Recorded in Clinton County

- SET 5/8" X 30" IRON PIN WITH YELLOW CAP
- STAMPED "BA LAND PROFESSIONALS"
- FOUND IRON PIN - STAMPED "ASAP"
- FOUND MAG NAIL
- SET MAG NAIL

BOUNDARY LINE
ADJOINER LINE

ZONING REQUIREMENTS

MINIMUM LOT AREA. LOT SERVED WITH CENTRALIZED OR PUBLIC SANITARY SEWER AND PUBLIC WATER: 15,000 SQUARE FEET. LOT SERVED WITH PUBLIC WATER ONLY: 1.0 ACRE. LOT SERVED WITH ON-SITE WATER AND SEWER (SEPTIC TANK): 1.5 ACRES.

MINIMUM LOT WIDTH. LOT SERVED WITH CENTRALIZED OR PUBLIC SANITARY SEWER AND PUBLIC WATER: 70 FEET. LOT SERVED WITH PUBLIC WATER: 150 FEET. LOT SERVED WITH ON-SITE WATER AND SEWER (SEPTIC TANK): 150 FEET.

MINIMUM YARD SETBACK AND BUILDING HEIGHT. FRONT YARD SETBACK (FROM CENTER LINE OF ROAD AND FROM ROAD RIGHT-OF-WAY) 105/70 FEET. SIDE YARD SETBACK (FROM PROPERTY LINE, PRIMARY STRUCTURE/ACCESSORY STRUCTURE) 30/10 FEET. REAR YARD SETBACK (FROM PROPERTY LINE, PRIMARY STRUCTURE/ACCESSORY STRUCTURE) 30/10 FEET. MAXIMUM BUILDING/STRUCTURE HEIGHT LIMIT 30 FEET.

MAXIMUM STRUCTURE OR IMPERVIOUS SURFACE COVERAGE OF THE LOT AS A PERCENTAGE OF THE LOT AREA: FIFTY (50) PERCENT.

MINIMUM BUILDING AREA EIGHT HUNDRED SIXTY FOUR (864) SQUARE FEET OF HABITABLE FLOOR AREA SHALL BE REQUIRED FOR ANY SINGLE-FAMILY DWELLING UNIT

MINOR SUBDIVISION

LANDS OF MATTHEW THOMPSON

SCHOOL ROAD GREEN TOWNSHIP		VMS #2386 CLINTON COUNTY, OHIO	
SCALE: 1" = 60'		DATE: 08/30/19 REV 09/20/19	
DESIGN:	 LAND PROFESSIONALS	JOB NO.:	19-0290
DRAWN:		SHEET NO.:	1 OF 1
CHECKED:			

