

SURVEYORS RECORD

Book 43 Page 113

APPROVED FOR MATHEMATICAL ACCURACY

Clinton County Engineer

Per: [Signature]Date: 8-03-20

LUMBERTON SW 68 SUBDIVISION

BEING A REPLAT OF PORTIONS OF LOTS 18, 19, AND 20, AND ACREAGE IN LIBERTY TOWNSHIP

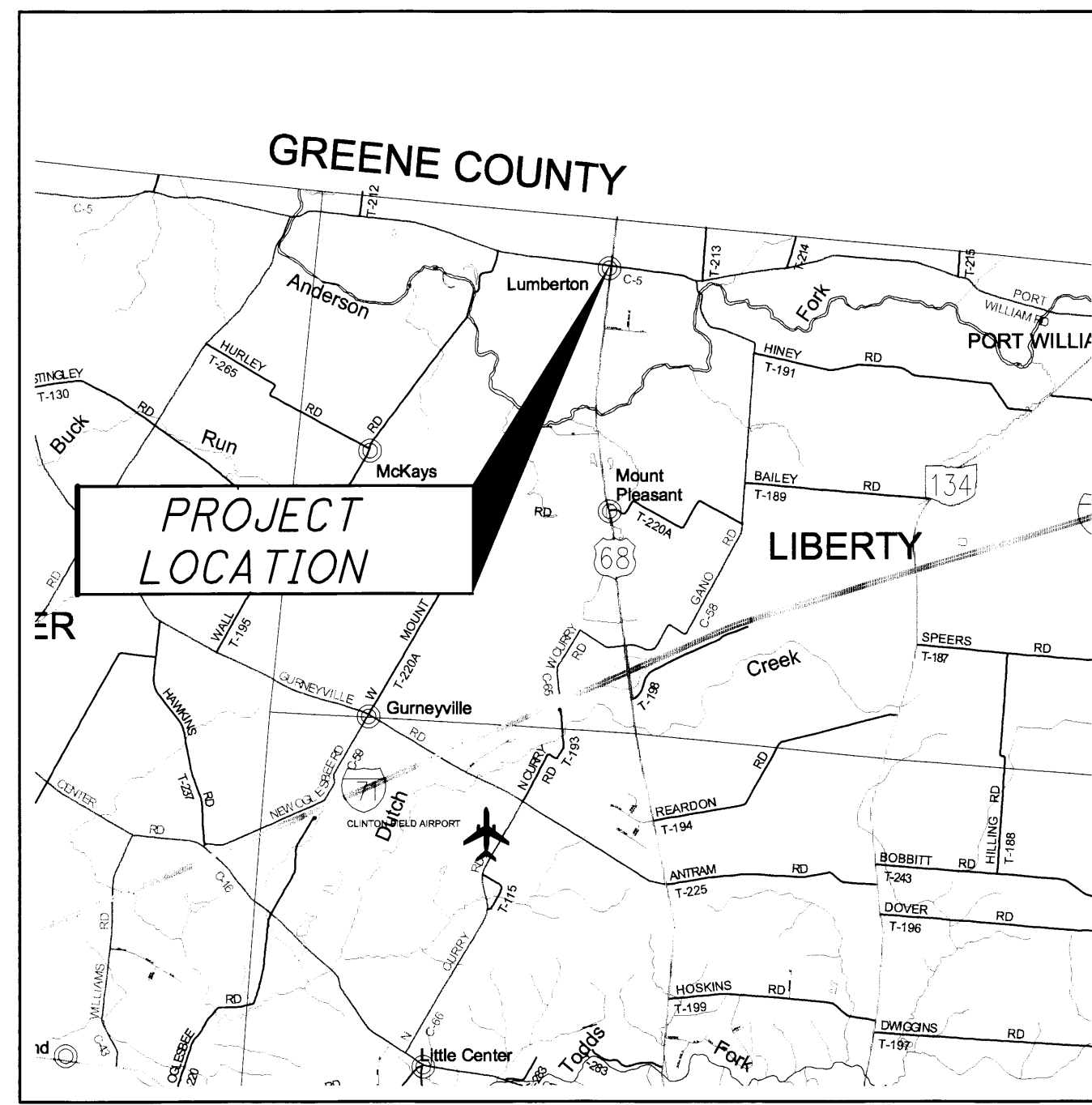
V.M.S No. 2312

ORIGINAL TOWN OF LUMBERTON P.B. 1, PG 50 AND P.B. 3, PG. 11B #22

LIBERTY TOWNSHIP, CLINTON COUNTY, OHIO

JULY, 2020

2020P-00000005
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)
RECORDED: 08/03/2020 01:33:44 PM
FEE AMT: 0.00
CLINTON COUNTY, OHIO
BRENDA J. HUFF RECORDER
BK 8 ENV 119 B



LOCATION MAP
LATITUDE: N39°33'24.23" LONGITUDE: W83°50'55.92"
SCALE IN MILES
0 1 2

EXISTING EASEMENTS

SUBJECT TO A WATER LINE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 90, PAGE 750 OF THE CLINTON COUNTY, OHIO
RECORDER'S OFFICE.

SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

ACREAGE SUMMARY

AREA OF LOTS = 0.424 AC
AREA OF RIGHT-OF-WAY = 0.026 AC
TOTAL AREA = 0.500 AC



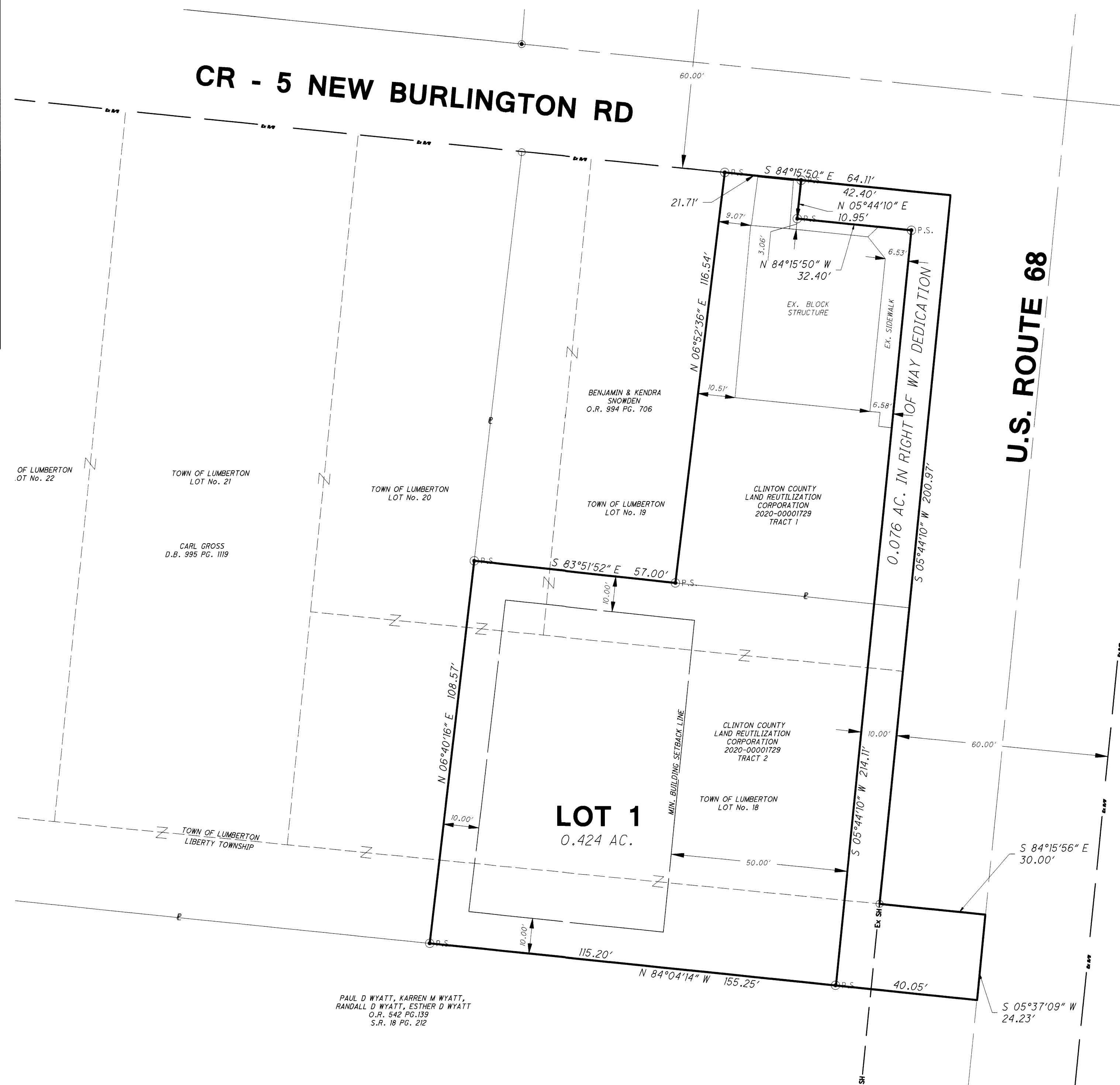
THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE ON NAD 83 (CONUS) (NOL)
DATUM. ALL DISTANCES ARE GROUND DISTANCES.

LEGEND:

- IRON PIN (FOUND)
- F.S. 1/2" IRON PIN (SET) W/CAP STAMPED "CLINTON COUNTY ENGINEER"
- ORIGINAL LOT LINE
- BUILDING SETBACK LINE
- EX SH STANDARD HIGHWAY EASEMENT RIGHT OF WAY
- EX. DEDICATED RIGHT OF WAY
- EX. PROPERTY LINE

DRAWING SCALE IN FEET
0 10 20 30 40

PLAN PREPARED BY:
CLINTON COUNTY ENGINEER'S OFFICE
1326 FIFE AVE.
WILMINGTON, OHIO 45177



DEED REFERENCE

SITUATED IN MILITARY SURVEY 2312, LIBERTY TOWNSHIP, CLINTON COUNTY, OHIO, AND BEING ALL OF TRACT 1 AND 2 AS CONVEYED TO CLINTON COUNTY
LAND REUTILIZATION CORPORATION AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT 2020-00001729 OF THE CLINTON COUNTY RECORDER, CLINTON
COUNTY, OHIO.

CERTIFICATE OF OWNERSHIP

WE, CLINTON COUNTY LAND REUTILIZATION CORPORATION, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED IN THE
ABOVE CAPTION, AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS OWNERS, WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE
SURVEYED AND SUBDIVIDED AS SHOWN.

NAME: CLINTON COUNTY LAND REUTILIZATION CORPORATION by Taylor Stuckert

COUNTY: CLINTON

STATE OF OHIO, S.S.

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION
OF SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREIN TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS.
THIS EASEMENT AND ALL OF THE OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION,
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY
LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER
OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR
PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER
STRUCTURE MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO REDUCE CLEARANCES OR EITHER
OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES; OR (4)
CREATE A HAZARD. THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING DAYTON POWER
AND LIGHT, FRONTIER COMMUNICATIONS, VECTREN ENERGY, SPECTRUM, AND WESTERN WATER COMPANY.

Taylor Stuckert

OWNER

James D. Stuckert

WITNESS

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 23 DAY OF July, 2020 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME,
WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE) James V. Stuckert

(PRINT NAME HERE) James V. Stuckert

NOTARY PUBLIC

STATE OF OHIO

MY COMMISSION EXPIRES 08/01/2021



ANNEN V. STUCKERT

NOTARY PUBLIC

STATE OF OHIO

My Commission Expires

August 1, 2021

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME UNDER MY SUPERVISION, ON DATE) AND THAT ALL MONUMENTS AND LOT
CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

(SIGNATURE) Adam S. Feltz

(PRINT NAME AND REGISTRATION NUMBER HERE) ADAM S. FELTZ OH R.S. 8704

ZONING INSPECTOR OR ADMINISTRATOR APPROVAL

CLINTON COUNTY ZONING ADMINISTRATOR

I HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF July, 2020.

(SIGNATURE) CLINTON COUNTY ZONING ADMINISTRATOR

OFFICE OF THE CLINTON COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF July, 2020.

(SIGNATURE) CLINTON COUNTY ENGINEER

CLINTON COUNTY HEALTH DEPARTMENT OR DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF July, 2020.

(SIGNATURE) CLINTON COUNTY HEALTH COMMISSIONER

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 23 DAY OF July, 2020.

(SIGNATURE)

DRAINAGE AND EASEMENT STATEMENTS

THE BOARD OF CLINTON COUNTY COMMISSIONERS ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS
DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED
CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENT, NO STRUCTURE PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR
PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

ACCEPTANCE OF DEDICATIONS

BE IT RESOLVED BY THE BOARD OF CLINTON COUNTY COMMISSIONER THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED
THIS 23 DAY OF July, 2020.

(SIGNATURE) Commissioner

(SIGNATURE) Commissioner

COMMISSIONER

COMMISSIONER