

Notes:  
The Tract is located within an A-3 Agriculture-Residential Transition Zoning District.  
Minimum side yard = 30/10 feet.  
Minimum rear yard = 30/10 feet.  
Minimum front yard = 105 feet from road centerline.  
Minimum Lot size is 2 acres with a 150' road frontage requirement.  
Maximum building height is 50'

Tract 4 as shown herein appears to be located within zone "X" (areas outside the 0.2% annual chance floodplain) as depicted on the on Flood Insurance Rate Map, Community Panel Number 39027C0025D with an effective date of May 3, 2010.

#### CERTIFICATE OF OWNERSHIP

We, Kim Louise Rosselott and Karan Lynne Keiter, do hereby certify that we are the owners of the property described and shown herein, and that all legally due taxes have been paid, and that as such owners, we have caused the said property to be surveyed and subdivided as shown.

Kim Louise Rosselott Karan Lynne Keiter  
Kim Louise Rosselott Karan Lynne Keiter

State of Ohio

Be it remembered that on this 23rd day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally came Kim Louise Rosselott and Karan Lynne Keiter, who has acknowledged the signing and the execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and seal on the day and date above written.

Melinda D Rose  
Notary Public  
Melinda D Rose, Notary Public  
State of Ohio  
My Comm Expires 5-22-2021

- MONUMENT LEGEND —
- Iron Pin (fd) size per plan, if cap exist, name is shown by symbol
  - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
  - ⊙ Iron Pin previously (set)
  - ⊙ Iron Pipe (fd) OD size per plan
  - ⊠ Stone (fd)
  - ▲ Railroad Spike (fd)
  - △ Railroad Spike (set)
  - ⊞ Mag Nail (set)
  - ⊞ Concrete Monument (fd)
  - PK or Mag Nail (fd)
  - ⌀ Post (fd) size per plan

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.999888153081. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

MINOR SUBDIVISION  
SURVEY PLAT OF THE LANDS OF  
**KIM LOUISE ROSSELOTT AND KARAN LYNNE KEITER**  
SITUATED IN VMS 2231  
CHESTER TOWNSHIP, CLINTON COUNTY  
OHIO

#### ACREAGE BREAKDOWN

TRACT 1 CONTAINS 28.936 ACRES FROM THE GRANTORS' ORIGINAL 50 ACRE TRACT AND 0.519 ACRES FROM SAID GRANTORS' ORIGINAL 35 ACRE TRACT.  
TRACT 2 CONTAINS 27.446 ACRES FROM THE GRANTORS' ORIGINAL 67 ACRE TRACT, 28.56 ACRES FROM SAID ORIGINAL 50 ACRE TRACT, 36.785 ACRES FROM THE GRANTORS' ORIGINAL 80 1/2 ACRE TRACT, AND 19.129 ACRES FROM SAID 35 ACRE TRACT. TRACT 3 CONTAINS 32.306 ACRES FROM SAID ORIGINAL 67 ACRE TRACT, 23.661 ACRES FROM SAID ORIGINAL 80 1/2 ACRE TRACT, AND ALL OF SAID ROSSELOTT'S 0.93 ACRE TRACT. TRACT 4 IS PART OF SAID GRANTORS' ORIGINAL 80 1/2 ACRE TRACT.

THE RESIDENCE LOCATED ON THE 0.93 ACRE TRACT IS DILAPIDATED ANND IS INTENDED TO BE DEMOLISHED.

#### CLINTON COUNTY HEALTH DISTRICT

APPROVED [Signature]  
DATE 7/27/20 TITLE EH Director

0 150 300 450 600 900 1200  
GRAPHIC SCALE IN FEET

#### CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION

VOLUME 43 PLAT NO. 116  
DATE: 8-12-20  
SCALE: 1"= 300'

#### DEED REFERENCE

VOLUME SEE BELOW PAGE         
TOWNSHIP CHESTER  
MILITARY SURVEY NO. 2231

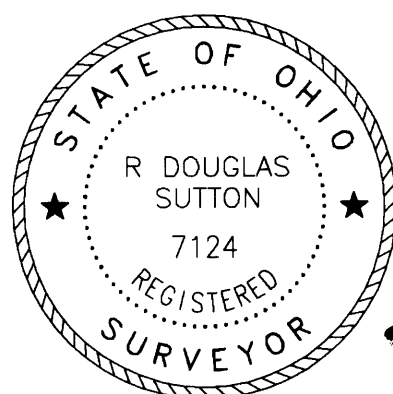
KIM LOUISE ROSSELOTT (0.93 AC.)  
DOC NO. 2020-00000824

KIM ROSSELOTT & KARAN LYNNE KEITER  
DOC NOS. 2020-00000823 & 2020-00001149.

Approved by the Clinton County Regional  
Planning Commission; no plat required  
under the Ohio Revised Code 711.131.  
Date 8-11-2020  
Signed [Signature]

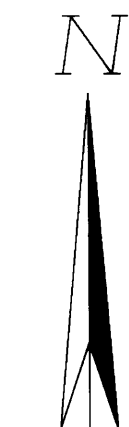
Preliminary Access Approval  
The Clinton County Engineer  
Per A. FRICKE  
Date 8-11-2020

MINOR SUBDIVISION APPROVAL  
Meets State Minimum Survey Requirements  
Engineers Map Office Date: 8-12-20  
Per [Signature]  
Drainage and Driveway Approval  
Clinton County Engineer Date: 8-11-2020  
Per A. FRICKE



APPROVED  
CLINTON COUNTY ZONING DEPT.  
DATE 7/27/20 ZONED       

[Signature]  
R. DOUGLAS SUTTON  
OHIO PROFESSIONAL SURVEYOR 7124



SCALE 1"= 300'

**Clinco & Sutton**  
SURVEYORS  
61 SOUTH MULBERRY ST.  
WILMINGTON, OH 45177  
JOB NO. 2020/20530  
DRWG NO. 20530  
DATE: JULY 2020