

Minor Subdivision

S.F. Homes LLC Survey
Virginia Military Survey 2230
Village of Oakland, Unincorporated
Chester Township, Clinton County, Ohio
9.8089 Acres

CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

Volume: 43, Plat No. 123
Date: 8/05/2020
Scale: 1"=60' *Filed 8-24-20*

DEED REFERENCE:
Document 2020-00000637
Township: Chester
Military Survey No. 2230

NUMBER	DIRECTION	DISTANCE
L1	N 05°09'36" E	51.08'
AE2	N 82°53'12" W	35.45'
AE3	N 18°35'33" E	30.59'
AE4	S 82°53'12" E	28.33'
AE5	S 82°53'12" E	5.00'
AE6	S 05°09'21" W	30.00'
AE7	N 82°53'12" W	5.00'

CERTIFICATE OF OWNERSHIP

I, Scott B. Fornshell, Managing Member of S.F. Homes LLC do hereby certify that S.F. Homes LLC is the owner of the property described and shown herein, and that all legally due taxes have been paid, and that as such Managing Member, I have caused said property to be surveyed and subdivided as shown.

Scott B. Fornshell
Scott B. Fornshell, Managing Member of S.F. Homes LLC

State of Ohio

Be it remembered that on this 13 day of August, 2020, before the undersigned, a Notary Public in and for said State, personally came Scott B. Fornshell, who has acknowledged the signing and the execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Ruth H. Campbell
NOTARY PUBLIC State of Ohio
My commission expires 3-29-21

SURVEYORS NOTES:

Owner Information:
Parcel A-D: S.F. Homes LLC
PO Box 1155
Lebanon, Ohio, 45036
Document #2020-00000637

Sources: Document 2020-00000637, SR 34-41, SR 39-166, SR 40-124, O.R. 846, Pg. 429, and other sources of information for this survey as shown on drawing.

Bearings noted hereon are based on Ohio State Plane Coordinate System (OSPC) - South Zone, NAD 83 as derived from the Ohio Department of Transportation Virtual Reference Stationing System. Distances noted are based on Ground Distances. The Grid to Ground Scale factor used is 1.0001053964.

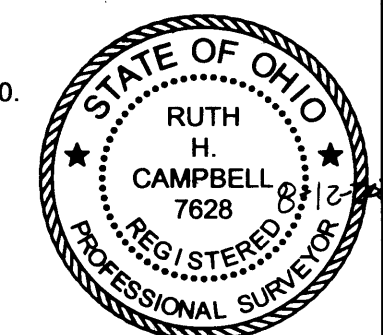
Lines of occupation agree in general with boundary lines, except as noted hereon.

Existing structures to remain, except as noted hereon.

Parcel	Original	1	2	Total
A	8.571 Ac.	4.6626 Ac.	3.9080 Ac.	8.5706 Ac.
B	0.480 Ac.	0.4797 Ac.		0.4797 Ac.
C	0.254 Ac.	0.1269 Ac.	0.1267 Ac.	0.2536 Ac.
D	0.505 Ac.		0.5050 Ac.	0.5050 Ac.
Total		5.2692 Ac.	4.5397 Ac.	9.8089 Ac.

Certification

I hereby certify this to be a plat of survey made under my direction in February 2020.



Ruth H. Campbell
Ruth H. Campbell
Registered Professional Surveyor
#7628 State of Ohio

Soil and Water
8/24/20

CLINTON COUNTY HEALTH DISTRICT

APPROVED _____
DATE _____ TITLE _____

Preliminary Access Agreement
The Clinton County Engineer
A. Fricke
Date: 08-24-2020
S.V.D. REGS. VARIANCE 2020-004

Virginia D. Craig
97.74 Acres
O.R. 822, Pg. 613

John & Kay Murphy FRLT
205.899 Acres
O.R. 993, Pg. 389
SR 35-180

Approved by the Clinton County Regional Planning Commission on 8-21-2020
[Signature]

James M. & Lisa M. Rankin
9.095 Acres
O.R. 949, Pg. 458
SR 25-282
SR 40-124

Fence location varies from 2.1' east of P/L to 1.5' west of P/L

Legend

- - Found Iron Pin
- ⊗ - Found Capped Iron Pin Stamped "CLINCO"
- ⊗ - Found Capped Iron Pin Stamped "CDS 8144"
- ⊗ - Found Capped Iron Pin Stamped "ASAP 7250"
- - Set 5/8" Capped Iron Pin Stamped "WYCO-7628"
- X — - Fence

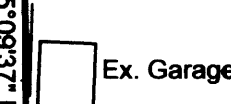
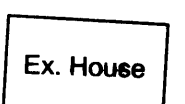
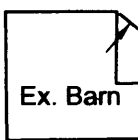
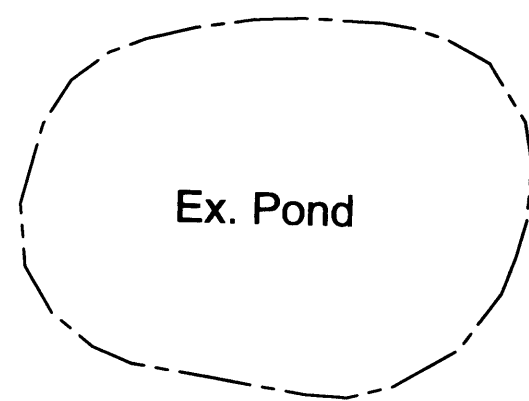
POC - Place of Commencement

POB - True Place of Beginning

All monumentation straight and in good condition, except as noted.

Parcel 1
5.2692 Ac.

Parcel 2
4.5397 Ac.



Mary Ruth Bosier
0.376 Acre
O.R. 762, Pg. 640
SR 39-186

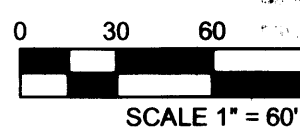
Bruce W. Baker
0.25 Acres
O.R. 1, Pg. 309
SR 39-186

Nancy B. Potter
0.933 Acres
O.R. 1027, Pg. 25
SR 27-103
SR 10-180

Nancy B. Potter
2.872 Acres
O.R. 943, Pg. 778
SR 10-180
SR 17-70

State Route 73

Williams Road



SCALE 1" = 60'

SURVEY RECORD

DESIGNED BY: RC
DATE: 8/05/2020
DWG. NO.: 2237

HORIZ. SCALE: 1" = 60'
VERT. SCALE: N/A
DWG. 1 of 1

WYCO CONSULTING, INC.
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Franklin, Ohio 45005
(937) 743-9926