



EASTLAND MEADOWS SUBDIVISION LOT NO. 29

BEING A COMBINATION OF LOT 7, EASTLAND MEADOWS
SUBDIVISION, (PLAT BOOK 8, PAGES 126 A & B) AND
A 31.246 ACRES TRACT (O.R. 960, PAGE 301).

SITUATED IN
VIRGINIA MILITARY SURVEY NO. 2389
GREEN AND CLARK TOWNSHIPS
CLINTON COUNTY, OHIO

SURVEYORS RECORD

DEDICATION

Book 43 Page 14 (11-18-14)

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

ANY "PUBLIC UTILITY EASEMENT" AS SHOWN ON THE PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL 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 LINES OF 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 UTILITY PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT

BEARING REFERENCE

BEARINGS WERE BASED UPON THE PLAT OF EASTERN MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 8, PAGE 126, A&B.

CLINTON COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 30th DAY OF October 2019.

CLINTON COUNTY HEALTH DEPARTMENT

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THE 6th DAY OF November 2019.

COUNTY ENGINEER

PROTECTIVE COVENANTS AND RESTRICTIONS

THE PROVISIONS HEREIN SUPERCEDE THOSE BOTH IN PRINTING AND IN WRITING IN CASE OF CONFLICT. COUNTY AND TOWNSHIP REGULATIONS AND ORDINANCES, IF MORE STRINGENT, WILL SUPERCEDE THESE RESTRICTIONS.

- LOT TO BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE ONLY AND SHALL NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING AUTHORITY HAVING JURISDICTION. NO BUILDING WITH PERMANENT FOUNDATION SHALL BE LOCATED NEARER THAN 30 FEET FROM EITHER SIDE OR REAR LOT LINES. MINIMUM SET BACK SHALL BE 50 FEET FROM FRONT LOT LINE.
- RESIDENCE SHALL HAVE A MINIMUM LIVING FLOOR AREA OF 1500 SQUARE FEET EXCLUSIVE OF GARAGE, OPEN PORCHES, OR DECKS. NO SINGLE WIDE MOBILE HOMES, DOUBLE WIDES, OR RANCH SECTIONALS ARE ALLOWED. ALL BUILDINGS AND DWELLINGS MUST BE APPROVED BY DEVELOPER PRIOR TO BUILDING. ALL OUT BUILDINGS SHALL BE PLACED BEHIND HOME.
- NO COMMERCIAL VEHICLES OVER 1 TON, FARM EQUIPMENT, OR ABANDONED OR UNLICENSED VEHICLES MAY BE PARKED OR STORED ON THE PREMISE FOR MORE THAN 30 DAYS UNLESS IN A GARAGE OR OTHER OUTBUILDING.
- NO OFFENSIVE ACTIVITY SHALL BE CARRIED ON, NOR SHALL ANYTHING BE DONE, THEREON WHICH MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD. EXCESSIVELY BARKING OR FEROCIOUS DOGS AND LOUD MOTORIZED VEHICLES ARE CONSIDERED A NUISANCE.
- NO ANIMALS OR LIVESTOCK OF ANY KIND SHALL BE KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. NO HOGS OR ROSTERS ALLOWED FOR ANY REASON.
- NO PORTION OF LOT MAY BE UTILIZED AS A GARBAGE OR REFUSE DISPOSAL AREA.
- ALL AREAS OF PROPERTY MUST BE WELL MAINTAINED.

VIV, LLC.
O.R. 594, PG. 877
77.398 AC.
S.R. 34, PL. 216

JWP FAMILY FARMS, LLC
O.R. 960, PG. 277
191.941 AC.
S.R. 41, PL. 156

OWNER
COCKS FAMILY FARMS, LLC
RICHARD E. COCKS, PRESIDENT

WITNESS
AS TO ALL
BRIAN F. GALLAGHER



USA HIKKE
Notary Public, State of Ohio
My Commission Expires 3-29-21
Recorded in Clinton County

ACKNOWLEDGEMENT

STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 18 DAY OF November 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF OHIO, PERSONALLY CAME Richard Cocks WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED IN THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

3-29-21

Lisa Hupke

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP

I, RICHARD E. COCKS, PRESIDENT OF COCKS FAMILY FARMS, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH PRESIDENT, I HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

RICHARD E. COCKS, PRESIDENT

EASEMENT STATEMENT

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE STATEMENT

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

CLINTON COUNTY RECORDER

APPROVED

CLINTON COUNTY ZONING DEPT.

PER WALT DANIEL

DATE 10-30-19 ZONED

CLINTON COUNTY ZONING

I HEREBY APPROVE THIS PLAT ON THIS 30 DAY OF OCT. 2019.

CLINTON COUNTY ZONING INSPECTOR

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 18 DAY OF OCTOBER 2019.

Tyler Smith
EXECUTIVE DIRECTOR

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT OF THIS 18 DAY OF November 2019.

COMMISSIONERS:

Shirley Y. Woods
Kerry R. Smith
Mike McElroy

LINE AND CURVE TABLE			
L1	N 86° 19' 28" W	111.74'	
L2	N 08° 55' 01" E	370.30'	
C1	L: 54.08' R: 230.00' D: 13° 28' 19" CH: N 79° 35' 19" W 53.96'		
C2	L: 30.66' R: 230.00' D: 07° 38' 33" CH: S 89° 51' 15" W 30.66'		

APPROVED FOR MATHEMATICAL ACCURACY

Clinton County Engineer

Per: DP
Date: 11-18-19

LEGEND

- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP.
- FOUND 5/8" IRON PIN.

CERTIFICATE OF SURVEYOR

I, BRIAN F. GALLAGHER, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AT THEIR LOCATIONS.

Brian F. Gallagher
BRIAN F. GALLAGHER, REGISTERED SURVEYOR NO. 6945.



DEED REFERENCE

COCKS FAMILY FARMS, LLC
O.R. 818, PG. 812; TRACT VI
LOT 7: 2.000 AC.
O.R. 960, PG. 301
31.246 AC.
S.R. 41, PL. 156

PREPARED BY
SOUTHWEST OHIO LAND SURVEYS
P.O. BOX 201
WILMINGTON, OHIO 45177
937-382-7939

DATE SEPTEMBER, 2019 FILE / COCKS

