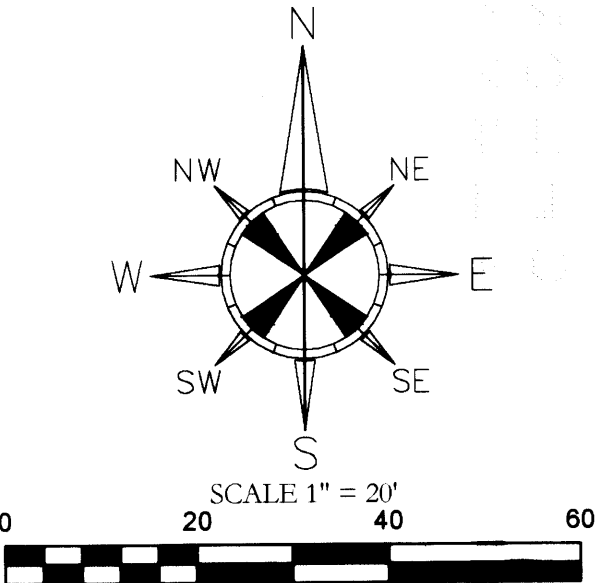


PLAT OF SURVEY

934 W MAIN STREET
WILMINGTON, OHIO 45177
MILITARY SURVEY NO. 1057
COUNTY OF CLINTON
STATE OF OHIO



N/F
BUTTS JOSEPH & MARIE
946 W MAIN ST
WILMINGTON, OH
APN: 290251008000000
OFFICIAL RECORD 594 AND PAGE 858
DEEDED ACREAGE: 3.210 ACRES

Legend of Symbols and Abbreviations

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED/CALCULATED DIMENSION
- (R1) RECORD DIMENSION PER S.R. VOL. 23, PLAT 101
- S.R. SURVEY RECORDS
- N/G NATURAL GROUND
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- C/L CENTERLINE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- x- FENCE
- o- OVERHEAD POWER LINE

Miscellaneous Notes:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE FILED IN THE WARREN COUNTY RECORDERS OFFICE LOCATED IN LEBANON, OH.
- OCCUPATION IN GENERAL MATCHED THE SURVEY.
- MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
- RECORD BASIS OF BEARINGS - EAST LINE OF THE LAND OWNED BY JAMES & ANGELA COPSEY, REFERENCED IN VOLUME 23, PLAT NO. 101 OF SURVEY RECORDS WHICH BEARS S05°42'31"W.
- HORIZONTAL DATUM AND SURVEY BASIS OF BEARING - U.S. STATE PLANE, NAD83 OHIO SOUTH ESTABLISHED FROM UTILIZING THE OHIO VIRTUAL REFERENCE STATION PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°26'40.5753", LONGITUDE W83°50'42.9999"
GROUND SCALE FACTOR 1.00006354563609.

N/F
SEWELL DAVID & ANGEKA M SEWELL
*SD
2177 PRAIRIE RD
WILMINGTON OH 45177
APN: 290150929000000
OFFICIAL RECORD 999 AND PAGE 344
DEEDED ACREAGE: 0.042 ACRES

P.O.C.
INTERSECTION
OF JOSEPHINE STREET
& WEST MAIN STREET

WEST MAIN STREET/US 22-SR 3
VARIABLE ASPHALT PAVED
VARIED PUBLIC RIGHT-OF-WAY
1,605 SQ. FEET ±
0.037 ACRES ±

EXTENSION TO THE CITY OF WILMINGTON
OFFICIAL RECORD 270 AND PAGE 391
VICTORIA A. HODGE
AREA ACREAGE:
10,032 SQ FT±
0.230 ACRES±
DEEDED ACREAGE: 0.23 ACRES

EXISTING
BUILDING

OVERHANG

EXISTING
BUILDING

0.339 ACRES

TRACT II
PART OF MILITARY LOT 1057
OFFICIAL RECORD 270 AND PAGE 391
VICTORIA A. HODGE
ACREAGE:
4,720 SQ FT±
0.108 ACRES±
DEEDED ACREAGE:
0.11 ACRES

N/F
CLINTON COUNTY
AGRICULTURAL SOCIETY
46 S SOUTH ST
WILMINGTON OH 45177
APN: 290251020000000
DEED BOOK 14, PAGE 371
DEEDED ACREAGE: 37.460 ACRES

N/F
MURLAND MARK E
5556 OAKVISTA DR
CINCINNATI OH 45227
APN: 290251012000000
OFFICIAL RECORD 707
AND PAGE 519
DEEDED ACREAGE: 1.180 ACRES

N/F
LILLI STAHL TRUST
920 W MAIN ST
WILMINGTON, OH
APN: 290251011000000
OFFICIAL RECORD 919 AND PAGE 213
DEEDED ACREAGE: 0.041 ACRES

COPSEY JAMES B & ANGELA M
894 W MAIN ST
WILMINGTON, OH
APN: 290251013000000
REFERENCED IN
S.R. VOL 23 PLAT 101

LINE	BEARING	DISTANCE
LT	N 64°54'50" W	6.78'(M)

FOUND REBAR
PER S.R.
VOL 23 PLAT NO. 101

FOUND
REBAR W/CAP
PER S.R.
VOL 23 PLAT NO. 101

CLINTON COUNTY REFERENCE DOCUMENTS

DEED BOOK 951 PG 1037-1038
DEED BOOK 62 PG 110
DEED BOOK 241 PG 580

SURVEY RECORD DOCUMENTS

VOLUME 15, PAGE 93
VOLUME 23, PLAT NO. 101

CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION

VOLUME: 43 PLAT NO.: 160
DATE: 10-14-20
SCALE: 1"=20'

DEED REFERENCE

VOLUME: 270 PAGE: 391
TOWNSHIP: CITY OF WILMINGTON
MILITARY SURVEY NO.: 1057

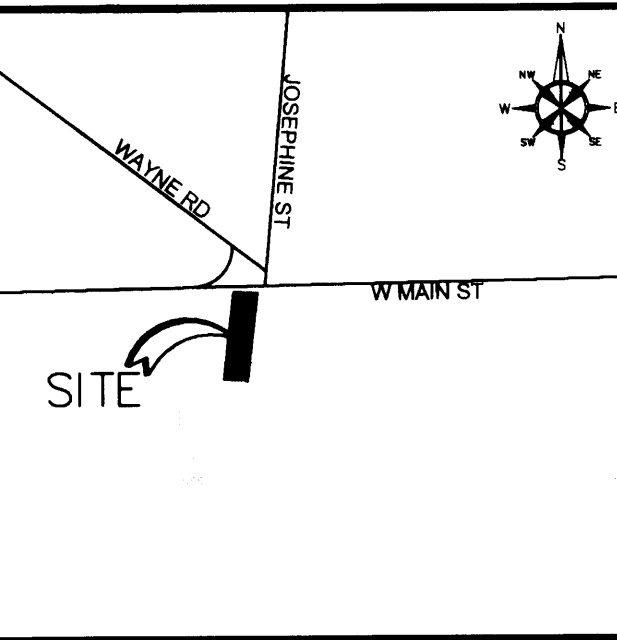
FOUND REBAR
PER S.R.
VOL 23 PLAT NO. 101

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY SUPERVISION AND WAS IN ACCORDANCE WITH THE STATE OF OHIO STANDARDS FOR BOUNDARY SURVEY AS SHOWN IN OHIO ADMINISTRATIVE CODE 4733-37



JEROME D. BRUNNER
SURVEYOR NO. 7984
STATE OF OHIO
DATE OF SURVEY: 09/16/2020



Vicinity Map

NOT TO SCALE

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS AND SURVEYORS
3825 N. SHILOH RD
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-244-4506
FAX: 479-244-1883
www.blewinc.com

DRAWN BY & DATE: MFD
REVIEWED BY: CZM
SURVEYED BY: JB

COUNTY & STATE: CLINTON COUNTY OHIO
JOB NUMBER: 20-2062

LOCATION: 934 W MAIN STREET WILMINGTON, OH 45177

FOR THE USE AND BENEFIT OF:

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer

Per: U. Hall
Date: 10-14-20