

DOCUMENTS
DEED REFERENCE
OR 759, PG 351

MINOR SUBDIVISION

VOLUME 43, PLAT No. 165
CLINTON COUNTY ENGINEER'S
RECORD OF LAND DIVISION 11-3-20
DATE: 22 September 2020
DEED REFERENCE
OR 759, PG 351
TOWNSHIP: VERNON &
WASHINGTON
MILITARY SURVEY No. 2705

CERTIFICATE of OWNERSHIP

I, the undersigned, Paul Holbrook, Jr., do hereby certify that I am the owner of the property described and shown herein, and that all legally due taxes have been paid, and that as such owner, I have caused the said property to be surveyed and subdivided as shown.

Paul Holbrook, Jr.
Paul Holbrook, Jr.

STATE OF OHIO, Clinton COUNTY, S.S.

Be it remembered that on the 21 day of October, 2020 before me, the undersigned, a Notary Public in and for said County and State, personally came Paul Holbrook, Jr. and acknowledged the signing and execution of this plat to be his voluntary act and deed for the purpose herein mentioned.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affixed my notarial seal on the day and year last aforesaid.

Melissa Speakman
Notary Public

Melissa Speakman
Notary Public
in and for the State of Ohio
My Commission Expires
June 14 2025

Preliminary Access Approval
The Clinton County Engineer
Per A. FRICKE
Date 10-27-2020

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 11-3-20
Per UALL
Drainage and Driveway Approval
Clinton County Engineer Date: 10-27-2020
Per A. FRICKE

CERTIFICATE of OWNERSHIP

I, the undersigned, Judy Holbrook, do hereby certify that I am the owner of the property described and shown herein, and that all legally due taxes have been paid, and that as such owner, I have caused the said property to be surveyed and subdivided as shown.

Judy Holbrook
Judy Holbrook

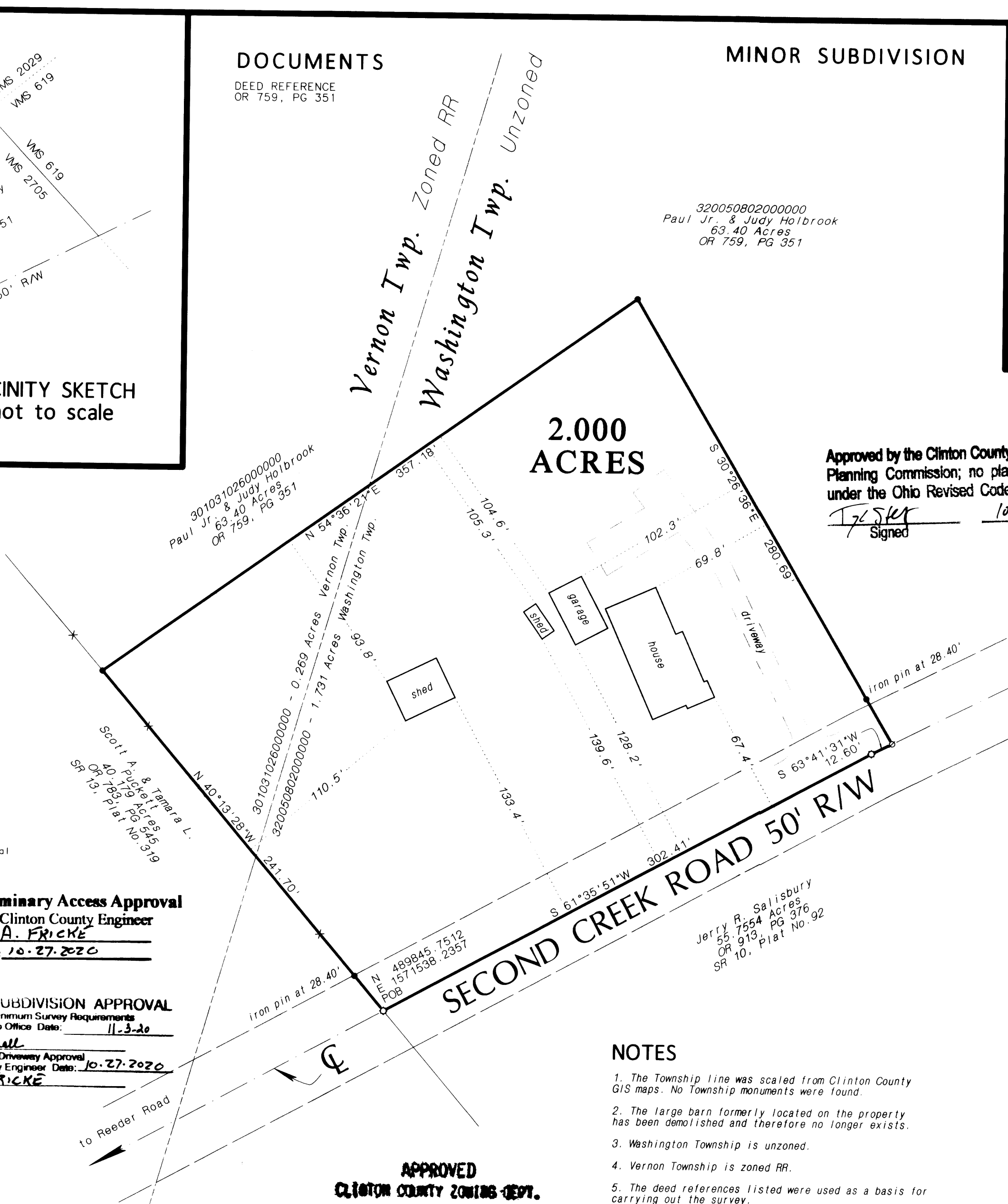
STATE OF OHIO, Clinton COUNTY, S.S.

Be it remembered that on the 21 day of October, 2020 before me, the undersigned, a Notary Public in and for said County and State, personally came Judy Holbrook, and acknowledged the signing and execution of this plat to be her voluntary act and deed for the purpose herein mentioned.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affixed my notarial seal on the day and year last aforesaid.

Melissa Speakman
Notary Public

Melissa Speakman
Notary Public
in and for the State of Ohio
My Commission Expires
June 14 2025



APPROVED
CLINTON COUNTY ZONING DEPT.

PER Christopher S. Renshaw
DATE 10/21/2020 ZONED RR

RR - .269 ACRES VERNON TWP.
UZ - 1.731 ACRES WASHINGTON TWP.

CLINTON COUNTY HEALTH DISTRICT

APPROVED Matthew Johnson
DATE 10/21/20 TITLE EA District

NOTES

- The Township line was scaled from Clinton County GIS maps. No Township monuments were found.
- The large barn formerly located on the property has been demolished and therefore no longer exists.
- Washington Township is unzoned.
- Vernon Township is zoned RR.
- The deed references listed were used as a basis for carrying out the survey.
- All monuments found or set are in good condition unless otherwise indicated.
- The Professional Surveyor or CSR Land Surveying, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose. No abstract of title nor title commitment, or results of a title search were furnished to the surveyor or CSR Land Surveying, LLC.
- In providing this boundary survey no attempt has been made to obtain or show data concerning any utility existing on the subject property.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey plat is a true and complete survey made under my supervision and all monuments have been set or found as shown:

Christopher S. Renshaw
Christopher S. Renshaw, P.S., Ohio Reg. No. 8319

BEARINGS BASED ON
OHIO STATE PLANE COORDINATES
OHIO SOUTH 3402

LEGEND

- 5/8" IRON PIN FOUND
- MAGNAIL SET
- IRON SPIKE FOUND
- X- EXISTING FENCE LINE


MINOR SUBDIVISION FOR
**PAUL, Jr. and JUDY
HOLBROOK**
Official Record 759, page 351

CONTAINING: 2.000 ACRES

Including: 301031026000000 - Vernon Twp.
0.269 Acres: 320050802000000 - Washington Twp.
1.731 Acres: 320050802000000 - Washington Twp.

VIRGINIA MILITARY SURVEY No. 2705
VERNON & WASHINGTON TOWNSHIPS
CLINTON COUNTY, OHIO
22 SEPTEMBER 2020 SCALE: 1" = 50'

0' 25' 50' 100'

**CSR** LAND SURVEYING, LLC
Land Surveying • Consulting • Mapping
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e=0.001,x=0.000,y=0.001 Precision 1:1.6E+06
File: PH20131 CADD: TXHD PH20131CLTNC
BOUNDARY 1/1