

Notes:

The Tract is located within an A-3 Agricultural-Residential Transition Zoning District.
Minimum lot size 2 acres with not less than 150' road frontage.
Minimum side yard = 30 feet.
Minimum rear yard = 30 feet.
Minimum front yard = 105 feet from road centerline.

CERTIFICATE OF OWNERSHIP

I, **Stephen J. Wilson, Trustee** of the Chester H. Wilson Trust, 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.

Stephen J. Wilson Trustee

Stephen J. Wilson, Trustee

State of Ohio

Be it remembered that on this 5 day of November 2020, before me the undersigned, a Notary Public in and for said State, personally came Chester H. Wilson, who has acknowledged the signing and the execution of the foregoing plat to be his voluntary act and deed. In testimony hereof, I have set my hand and seal on the day and date above written.

Andrea Lyn Regan
Notary Public



ANDREA LYN REGAN
Notary Public, State of Ohio
My Commission Expires: Mar. 30, 2024
Recorded in Clinton County

MARK P. & PATRICIA A. PENNEWITT
11.329 AC.
S.R. 14, PLAT NO. 438
OFFICIAL RECORD 18, PAGE 81

HALES BRANCH ROAD 50' RW

CHESTER H. WILSON TRUSTEE
26.927 AC.
S.R. 18, PLAT NO. 81
OFFICIAL RECORD 819, PAGE 97

MARK P. & PATRICIA A. PENNEWITT
38.08 AC.
S.R. 14, PLAT NO. 438
OFFICIAL RECORD 94, PAGE 159

2.606 ACRES

Approved by the Clinton County Regional
Planning Commission; no plat required
under the Ohio Revised Code 711.131.

[Signature]
Signed 11-30-2020
Date

MINOR SUBDIVISION
SURVEY PLAT OF PART OF THE LANDS OF
CHESTER H. WILSON, TRUSTEE
OF THE CHESTER H. WILSON TRUST
SITUATED IN VMS 13436
JEFFERSON TOWNSHIP, CLINTON COUNTY
OHIO

RUS HALES BRANCH, LLC
25.847 AC.
S.R. 18, PLAT NO. 81
OFFICIAL RECORD 1011, PAGE 520

MARK P. & PATRICIA A. PENNEWITT
8.58 AC.
S.R. 14, PLAT NO. 438
OFFICIAL RECORD 94, PAGE 159

P.O.C.
SNEAD ROAD

CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

VOLUME 43 PLAT NO. 181
DATE: 11-30-20
SCALE: 1" = 100'

DEED REFERENCE
VOLUME O.R. 819 PAGE 97
TOWNSHIP JEFFERSON
MILITARY SURVEY NO. 13436



SCALE 1" = 100'

0 50 100 150 200 300 400
GRAPHIC SCALE IN FEET

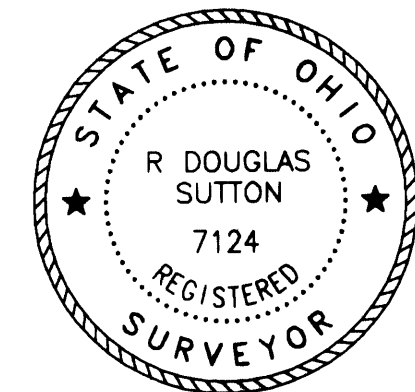
APPROVED
CLINTON COUNTY ZONING DEPT.
PER *[Signature]*
DATE 11-10-2020 ZONED A-3

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 11-29-20
Per Wall
Drainage and Ordinance Approval
Clinton County Engineer Date: 11-9-2020
Per A. Fricke

Preliminary Access Approval
The Clinton County Engineer
Per A. Fricke
Date 11-9-2020

- MONUMENT LEGEND
- Iron Pin (fd) size per plan
 - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: CLINCO & SUTTON
 - ⊙ 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 (fnd) size per plan
 - ⊕ Bolt (fd)

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 0.999894441. 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.



[Signature]
R. DOUGLAS SUTTON
OHIO PROFESSIONAL SURVEYOR 7124

Clinco & Sutton
SURVEYORS
61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177

JOB NO. 2020/20552
DRWG NO. 20552
DATE: OCTOBER 2020