

ROSE MARIE PENCE  
OR 679, PAGE 227  
SV 19, PLAT 107  
8.93 ACRES

**PLAT OF SURVEY**  
15 AND 21 W. MOUND STREET  
V.M.S. 766  
VILLAGE OF SABINA, CLINTON COUNTY, STATE OF OHIO  
CONTAINING - 1.113 TOTAL ACRES

VOLUME 43-200  
PLAT 1-25-20  
CLINTON COUNTY OHIO ENGINEER'S  
RECORD OF LANDS SURVEYS

APPROVAL:

VILLAGE OF SABINA:

MAYOR

DATE

APPROVED FOR MATHEMATICAL ACCURACY  
Clinton County Engineer

Per: Wall  
Date: 1-25-21

### OCCUPATION STATEMENT

THERE EXIST NO PHYSICAL EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES UNLESS SHOWN OTHERWISE. THE NORTHERLY LINE OF THE NEW DIVISION LINE AS SHOWN HEREON FOLLOWS AN EXISTING WIRE FENCE.

### PERTINENT DOCUMENTS

ALL DOCUMENTS THAT ARE SHOWN HEREON WERE USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON.

### SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON THE NORTHERLY RIGHT-OF-WAY LINE OF W. MOUND STREET (SOUTH 70°49'54" WEST) AS SHOWN ON SV 28, PLAT 265

PREPARED ACCORDING TO THE STATE OF OHIO BOUNDARY SURVEY STANDARDS PURSUANT O.A.C. 4733-37.

THIS EXHIBIT DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

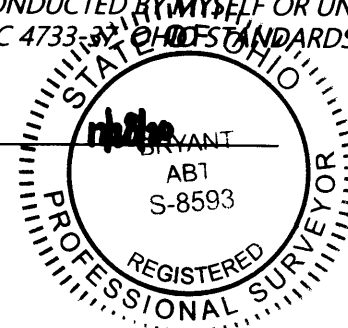
ACCESS TO PARCELS IS AVAILABLE VIA W. MOUND STREET.

PURPOSE OF THIS PLAT IS TO SPLIT THE SUBJECT PARCEL TO CREATE TWO PARCELS.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY CONDUCTED BY MYSELF OR UNDER MY SUPERVISION AND PREPARED IN ACCORDANCE WITH O.A.C. 4733-37, OHIO STANDARDS FOR PRACTICE OF LAND SURVEYS.

J. BRYANT ABT  
OHIO PS# S-8593



CLINTON COUNTY LAND  
REUTILIZATION CORPORATION  
OR 981, PAGE 718  
SV 24, PLAT 252  
0.758 ACRES

ROBERT E. AND EDWINA DEAN  
OR 1026, PAGE 1169  
SV 28, PLAT 265  
(ORIGINAL 1.214 ACRES  
NET 1.111 ACRES)

NEAL L. FLINT  
OR 257, PAGE 245  
SV 33, PLAT 190  
SV 28, PLAT 155  
0.925 ACRES

ROBERT E. AND EDWINA DEAN  
OR 282, PAGE 384  
SV 28, PLAT 265  
0.136 ACRES

ROBERT E. AND EDWINA DEAN  
OR 506, PAGE 123  
SV 33, PLAT 190  
0.1031 ACRES

**PLAT OF SURVEY**  
LANDS OF DEAN  
VMS #766  
VILLAGE OF SABINA, RICHLAND TOWNSHIP,  
CLINTON COUNTY, STATE OF OHIO  
PREPARED BY:  
J. BRYANT ABT, OHIO PS # S-8593  
8120 ST RT 28  
LEESBURG, OH 45135  
937.558.6671