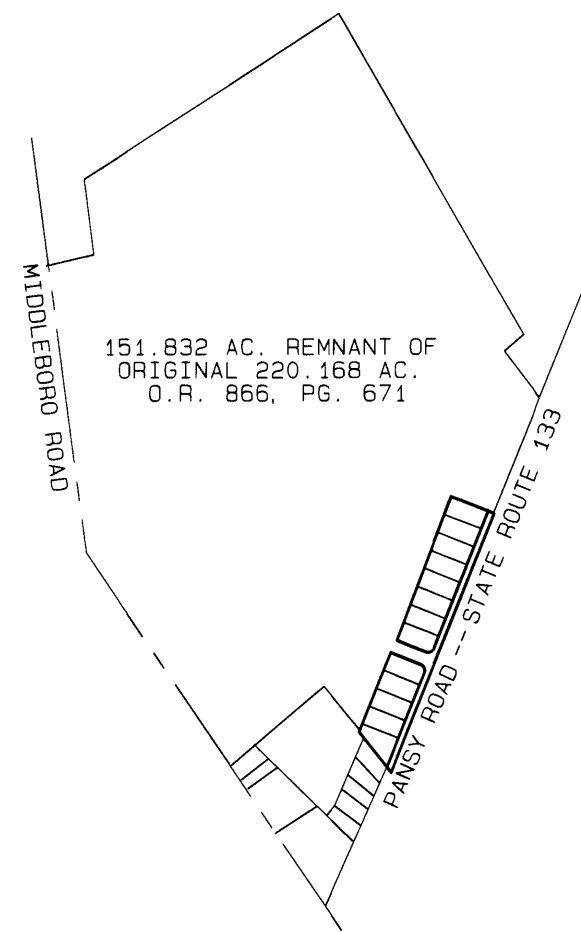


VICINITY AND HOST PARCEL SKETCH
1" = 1000'

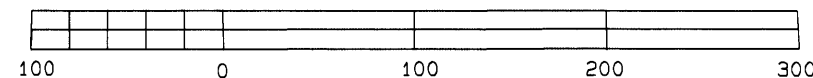


HURST'S HAVEN

MILITARY SURVEY NO. 3342
VILLAGE OF BLANCHESTER
MARION TOWNSHIP
CLINTON COUNTY, OHIO
BEING A TOTAL OF 6.956 ACRES

BEARINGS ARE BASED UPON THE CENTERLINE OF PANSY ROAD
(S 21° 44' 15" W) AS DENOTED ON THE PLAT OF SURVEY DENOTED
IN VOLUME 30, PLAT 104 OF THE CLINTON COUNTY ENGINEER'S
RECORD OF LAND DIVISION.

GRAPHIC SCALE 1" = 100'



JOHN A. HURST
EVELYN M. HURST
O.R. 866, PG. 671
ORIG. 220.168 AC.
S.R. 30, PL. 104

PROTECTIVE COVENANTS AND RESTRICTIONS

FINISHED FLOOR ARE SHALL BE A MINIMUM OF 1300 SQUARE FEET WITH AN
ATTACHED 1 1/2 CAR GARAGE.

CURRENT ZONING

R-2 RESIDENTIAL URBAN RESIDENTIAL

CURVE TABLE

Δ:	CHORD BEARING/DISTANCE	L:
C1	90° S 23° 15' 45" E 49.50'	51.77'
C2	90° S 66° 44' 15" W 49.50'	51.77'

RADII ARE 35.00'

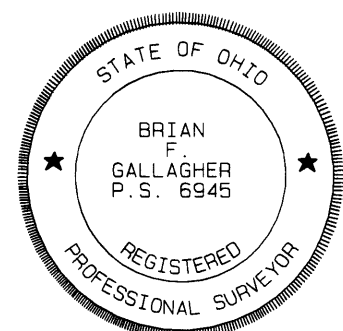
FIRST CHURCH OF GOD
O.B. 189, PG. 4
ORIG. 5.21 AC.

JACK H. CRESS
O.R. 991, PG. 740
0.33 AC.
S.R. 12, PG. 192

CERTIFICATE OF SURVEYOR

I, BRIAN F. GALLAGHER HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN
IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, AND THAT THIS PLAT CORRECTLY
REPRESENTS A MADE BY ME AND THAT ALL MONUMENTS SHOWN THERON WILL BE PLACED
UPON COMPLETION OF CONSTRUCTION.

Brian F. Gallagher
BRIAN F. GALLAGHER, P.S. 6945



JAMES M. PARKER
JANET L. PARKER
O.R. 285, PG. 114
0.3684 AC.
S.R. 26, PL. 297

DEDICATED R/W
0.991 ACRES
ACREAGE IN LOTS
5.965 ACRES
6.956 TOTAL ACRES

SURVEYORS RECORD

Book 43 Page 202

BKE ENV 174D
2021P-00000001
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)
RECORDED: 02/01/2021 02:33:42 PM
FEE AMT: 40.00
CLINTON COUNTY, OHIO
TANYA K. DAY RECORDER

PREPARED BY
SOUTHWEST OHIO LAND SURVEYS

P.O. BOX 201
WILMINGTON, OHIO 45177
937-382-7939

DEVELOPERS:

JOHN A. & EVELYN M. HURST
957 JAMES ROAD
BLANCHESTER, OHIO 45107

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer

Per: *D. Paul*
Date: 02-07-21

ENGINEER'S APPROVAL

I HAVE CHECKED THIS PLAT, FIND THE BEARINGS AND DISTANCES SATISFACTORILY,
AND FIND NO CONFLICT WITH THE VILLAGE SUBDIVISION REGULATIONS.

N/A
VILLAGE ENGINEER DATE

DRAINAGE STATEMENT

THE VILLAGE OF BLANCHESTER ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR
REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE
EASEMENTS." ON THIS PLAT, THE EASEMENT AREA OF EACH LOT AND ALL IMPROVE-
MENTS WITHIN SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER.
WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER
MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT,
RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

APPROVED BY:

VILLAGE OF BLANCHESTER PLANNING COMMISSION

UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO,
AND ORDINANCES ADOPTED BY THE COUNCIL OF THE VILLAGE OF BLANCHESTER, OHIO THIS
PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF BLANCHESTER AS FOLLOWS:

APPROVED BY THE VILLAGE PLANNING COMMISSION AT A MEETING HELD _____
2021.

Cynthia Sutton
CHAIRMAN

Jeff D. Miller
SECRETARY

DEDICATION

WE, THE UNDERSIGNED, JOHN A. HURST AND EVELYN M. HURST, OWNERS OF THE REAL ESTATE SHOWN DO,
HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND
SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY AGREE THAT WE WILL ABIDE
BY ALL REQUIREMENTS OF THE STANDARD PLANS AND SPECIFICATIONS OF THE VILLAGE OF BLANCHESTER.

ALL EASEMENTS SHOWN AS PART OF THIS PLAT ARE DEDICATED TO THE USE OF PRIVATE UTILITIES (I.E. CABLE,
TELEPHONE, AND GAS, ETC.) OR PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT
OF UTILITY LINES AND APPURTENANCES. ANY AND ALL WATER AND SEWER LINES AND THEIR APPURTENANCES
AND ANY LIFT STATIONS WHICH MAY BE LOCATED WITHIN SAID EASEMENTS ARE ALSO DEDICATED AND CONVEYED
TO THE VILLAGE OF BLANCHESTER, OHIO. NO STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT AND ANY
TREES, FLOWERS, OR OTHER OBJECTS UPON THE EASEMENTS ARE PLACED AT THE PROPERTY OWNER'S RISK.

THIS SUBDIVISION, TO BE KNOWN AS, "HURST'S HAVEN," SHALL BE AN ADDITION TO THE VILLAGE OF BLANCHESTER,
OHIO, AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY
DEDICATED TO PUBLIC USE.

John A. Hurst
JOHN A. HURST (OWNER)
Evelyn M. Hurst
EVELYN M. HURST (OWNER)

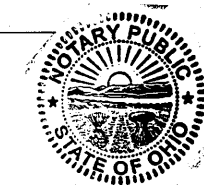
James M. Parker
(WITNESS)
Janet L. Parker
(WITNESS)

STATE OF OHIO, COUNTY OF CLINTON SS

BE IT REMEMBERED THAT ON THIS 02 DAY OF February, 2021,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
SAID STATE, PERSONALLY CAME JOHN A. HURST AND EVELYN M. HURST WHO
ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE
THEIR VOLUNTARY ACT AND DEED.

IN THE TESTIMONY WHEREOF, I HAVE
SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Christina A. Boyd
NOTARY PUBLIC



CHRISTINA A. BOYD
Notary Public, State of Ohio
My Comm. Expires 04-06-2024
Recorded in Clinton County