

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/26/2020
WGS 1984 GEODETIC NORTH.

TWIN ELM TRUST B
OR 792 P 728
17.84 ACRES
300021903000000

DEED REFERENCE

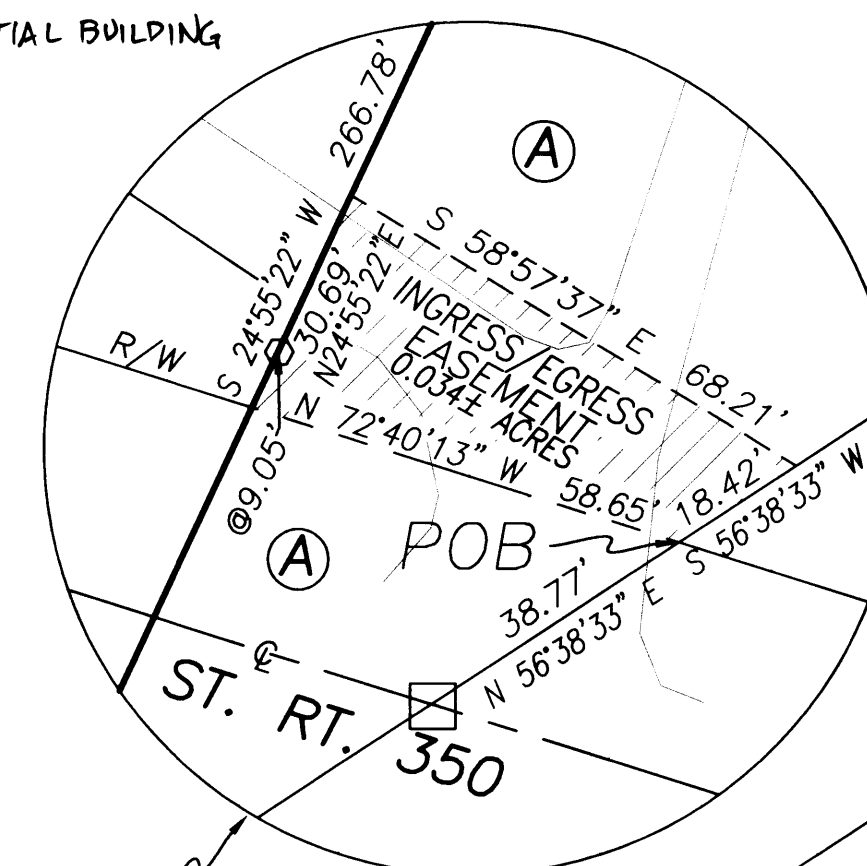
BHJG, LLC
OR 941 P 397
① 104.046 ACRES
PARCEL No. 300021902000000
SURVEY REC 31 P 196

THE REMAINDER OF 104.046 ACRES IS TO BE CONVEYED TO AN
ADJACENT OWNER ONLY. IS NOT A RESIDENTIAL BUILDING
SITE PER O.R.C. 711.001.

CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION

VOLUME 43 PLAT NO. 206
DATE NOVEMBER 3, 2020 SCALE 1" = 50'

DEED REFERENCE
OFFICIAL RECORD 941 PAGE 397 2/3/21
VERNON TOWNSHIP
MILITARY SURVEY NO. 2250



DETAIL "A"
NOT TO SCALE

POB
AS RECORDED IN
SR 31 No 196

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

Signed [Signature] Date 2-2-21

CLINTON COUNTY HEALTH DISTRICT

APPROVED [Signature]
DATE 2-1-21 TITLE EH Director

TWIN ELM TRUST B
OR 792 P 728
50.72 ACRES
PARCEL II
300040502000000

3.666± ACRES
①

STATE ROUTE 350 (60' R/W)
R/W
N 71°12'10" W 264.18'
N 71°12'10" W 112.83'

BHJG, LLC
OR 941 P 397
165.327 ACRES
300040503000000

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 1-11-2021

Per
Drainage and Driveway Approval
Clinton County Engineer Date: 1-11-2021
By A. FRITKE

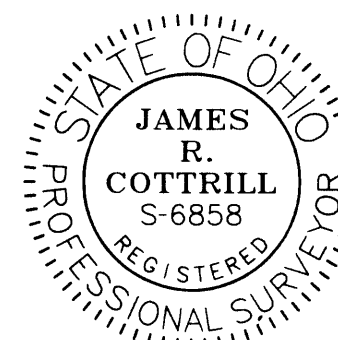
NOTE

SOURCE TITLE: DEED REFERENCES &
SURVEY RECORDS AS SHOWN

APPROVED

CLINTON COUNTY ZONING DEPT.

PER [Signature]
DATE 2-1-21 ZONED R/C



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

DATE: 11/13/2020

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

MINOR SUBDIVISION, 3.666± ACRES,
VMS 2250, VERNON TOWNSHIP,
CLINTON COUNTY, STATE OF OHIO.
SURVEYED FOR HELWIG

SCALE : 1" = 50'
50' 25' 0' 50'

JOB No. S201002 CREW: MW
SURVEYED 10/2020 DWN BY: RC
DRAWN 10/2020 CHECK: NC

MINOR SUBDIVISION

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS
OF THE PROPERTY DESCRIBED HEREIN AND THAT ALL LEGALLY DUE
TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNERS WE HAVE CAUSED
SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

[Signature]
BENJAMIN HELWIG (BHJG, LLC)

[Signature]
DAVID GRAY (BHJG, LLC)

STATE OF OHIO, SS

BE IT REMEMBERED THAT ON THIS 5 DAY OF January, 2021,
BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE
SAID STATE, PERSONALLY CAME BENJAMIN HELWIG AND DAVID GRAY, WHO
ACKNOWLEDGED 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.

[Signature]
NOTARY PUBLIC

N/A
MY COMMISSION EXPIRES



CHARLES B. GALVIN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.