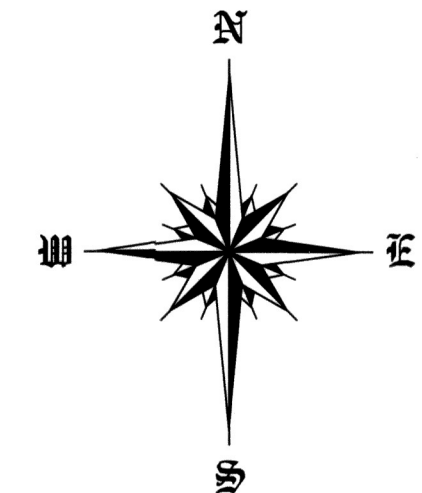


P.N. 300031530000

VOLUME 43 PLAT NO. 225
CLINTON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS 3-29-21
DATE MARCH 10, 2021
SCALE 1"=100'
DEED REFERENCE
OFFICIAL RECORD PAGE
TOWNSHIP VERNON
MILITARY SURVEY NUMBER 793



BEARINGS ARE BASED UPON GRID NORTH
NAD83 (2011) OHIO SOUTH ZONE UTILIZING
ODOT VRS.

ANDREW M. ELLISON
AND
RACHEL M. ELLISON
DOC. No. 2020-00003367
21.370 Ac.
S.R. 40, PLAT 215

TIMBER TRAILS ESTATES, INC.
D.B. 234, PAGE 138
125.553 Ac.

WILLIAM C. REINHART
AND
MARY A. REINHART
O.R. 479, PAGE 435
5.0003 Ac.
S.R. 32, PLAT 299

JEFFREY T. HOMAN
AND
LISA L. HOMAN
O.R. 116, PAGE 271
4.369 Ac.
S.R. 20, PLAT 42

*0.3023 Ac.

*0.3023 Ac.

NOT SUBJECT TO HEALTH
DEPARTMENT APPROVAL

Walt Gheenan
3-26-21

APPROVED
CLINTON COUNTY ZONING DEPT.

PER WALT DANIEL
DATE 3-26-21 ZONED R-R

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer

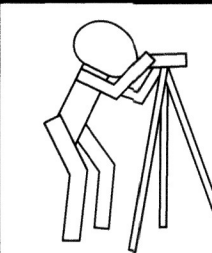
Per: Walt
Date: 3/29/21

DEED REFERENCES
ANDREW M. ELLISON
AND
RACHEL M. ELLISON
DOC. No. 2020-00003367
21.370 Ac.
S.R. 40, PLAT 215

WILLIAM C. REINHART
AND
MARY A. REINHART
O.R. 479, PAGE 435
5.0003 Ac.
S.R. 32, PLAT 299

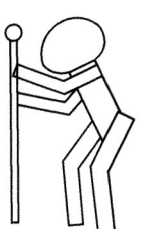
SURVEY FOR
ANDREW ELLISON

VERNON TOWNSHIP
CLINTON COUNTY, OHIO
V.M.S. 793



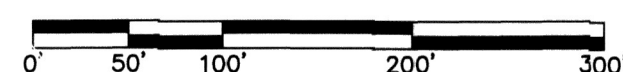
LUTZ'S SURVEYING SERVICES
PROVIDING ALL OF YOUR SURVEYING NEEDS!

6682 ST. RT. 132
GOSHEN, OH 45122
513-828-7232
LutzSurveying@cinci.rr.com



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP
STAMPED "LUTZ P.S. 7232"
- 5/8" IRON PIN (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ☆ MAG (FOUND)
- ⊙ MAG NAIL (SET)
- 1" IRON PIPE (FOUND)
- x— WOVEN WIRE FENCE GENERALLY ON THE
PROPERTY UNLESS OTHERWISE SHOWN.
- ↗ APPROX. DIRECTION FOR FLOW OF SURFACE WATER



* THIS CONVEYANCE IS A TRANSFER BETWEEN
ADJOINING LOT OWNERS MADE IN CONNECTION WITH
SECTION 711.001 SUB-SECTION B (1) OF THE OHIO
REVISED CODE AND DOES NOT CREATE ANY ADDI-
TIONAL BUILDING SITE OR VIOLATE ANY ZONING
REGULATIONS OR OTHER PUBLIC REGULATION IN THE
PARCEL HEREBY CONVEYED OR THE BALANCE OF
THE PARCEL RETAINED BY THE GRANTOR HEREIN.

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED
AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG
PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT
OF A SURVEY MADE UNDER MY DIRECTION
IN NOVEMBER, 2020

Eric N. Lutz
ERIC N. LUTZ, P.S. 7232



DATE	SCALE	PROJECT NO.
MARCH 10, 2021	1"=100'	CLI-300031530000