

BEARING REFERENCE

BEARINGS ARE BASED UPON THE PLAT OF HERITAGE WOODS SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 85 A & B.

CURVE TABLE

NO.	R=	L=	D=	T=	CH=	CD=
C1	330.00'	7.60'	01 19' 13"	3.80'	S 01°32' 27" W	7.60'
C2	265.00'	174.45'	37 43' 07"	90.52'	S 19°44' 24" W	171.32'
C3	250.00'	52.60'	12 03' 15"	26.40'	S 32°34' 20" W	52.50'

CLINTON COUNTY ZONING ( ZONED R-R )

I HEREBY APPROVE THIS PLAT ON THIS 22 DAY OF April, 2021.

WALT DANIEL  
CLINTON COUNTY ZONING INSPECTOR

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 22 DAY OF April, 2021.

[Signature]  
EXECUTIVE DIRECTOR

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT OF THIS 22 DAY OF April, 2021.

COMMISSIONERS: [Signature] [Signature] [Signature]

Mike McCarry  
Granda K Wood  
Kerry R. Stead  
Signed in my presence on 4/26/21

LISA HIPKE  
Notary Public, State of Ohio  
My Commission Expires 3-29-24  
Recorded in Clinton County

LEGEND

o FOUND 5/8" IRON PIN.



CERTIFICATE OF SURVEYOR

I, BRIAN F. GALLAGHER, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AT THEIR LOCATIONS.

Brian F. Gallagher  
BRIAN F. GALLAGHER, REGISTERED SURVEYOR NO. 6945.

DEED REFERENCE

JOSEPH AND KRISTINA GUNDLER  
O.R. 449, PG. 204

PREPARED BY

SOUTHWEST OHIO LAND SURVEYS  
P. O. BOX 201,  
WILMINGTON, OHIO 45177  
937-382-7939  
DATE MARCH, 2019  
FILE / LOT34\_HERITAGEWOODSREPLAT

HERITAGE WOODS SUBDIVISION LOT 34  
BEING A RE-PLAT AND COMBINATION OF VACATED LOTS 10 & 11 OF HERITAGE WOODS SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 85 A & B.

V.M.S. # 1032  
MARION TOWNSHIP  
CLINTON COUNTY, OHIO

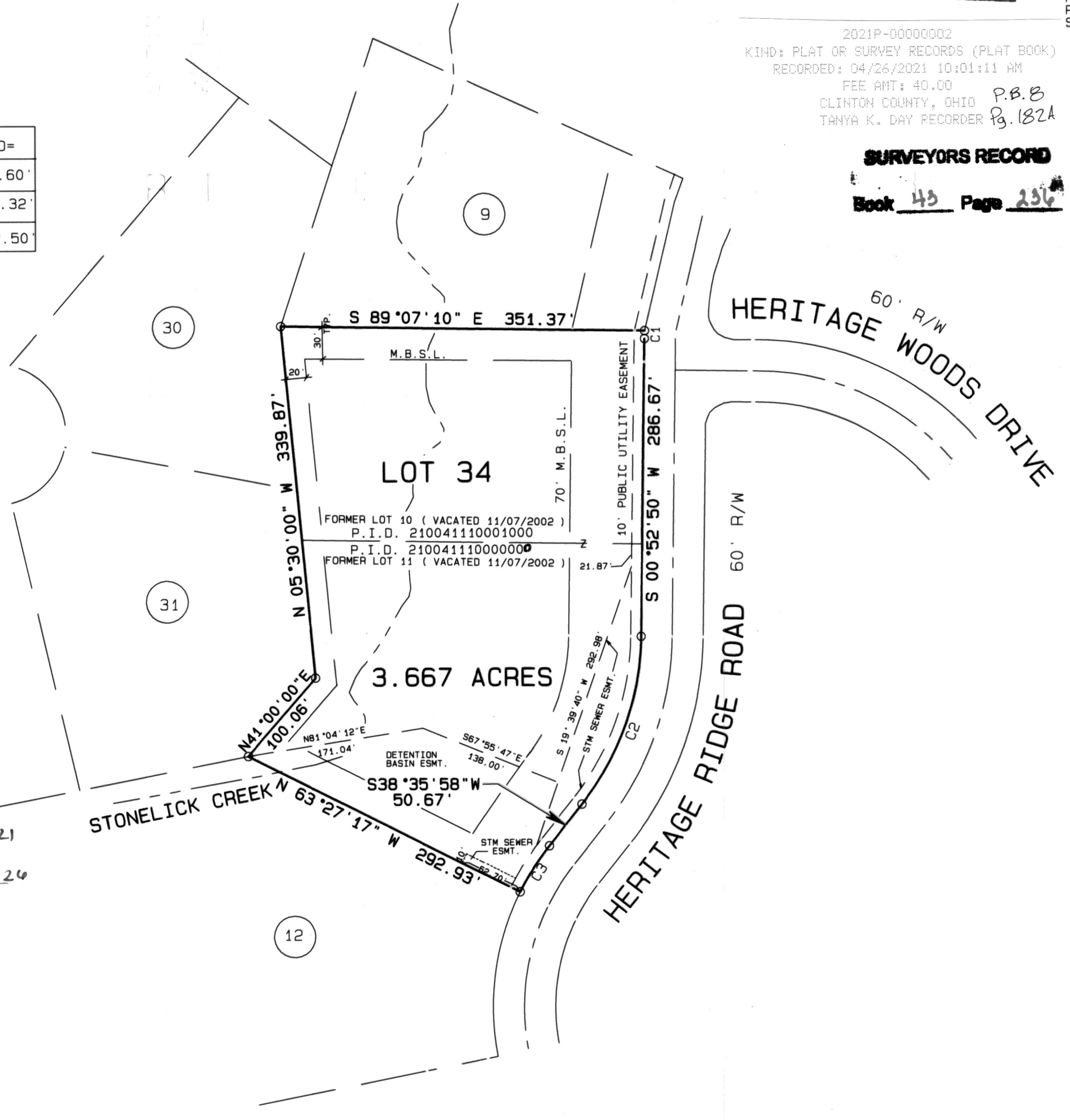
APPROVED FOR MATHEMATICAL ACCURACY  
Clinton County Engineer

Per: [Signature]  
Date: 4-26-21

2021P-00000002  
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)  
RECORDED: 04/26/2021 10:01:11 AM  
FEE AMT: 40.00  
CLINTON COUNTY, OHIO P.B.8  
TANYA K. DAY RECORDER Pg. 182A

SURVEYORS RECORD

Book 43 Page 236



DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER, AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER LINES OF SERVICES, STORMWATER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID UTILITY PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD. THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO DUKE ENERGY, WESTERN WATER COMPANY, SPECTRUM CABLE OF OHIO, FRONTIER, AND OR THEIR RESPECTIVE SUCCESSORS.

[Signature] [Signature]  
WITNESSES

ACKNOWLEDGEMENT

STATE OF OHIO, S.S.  
BE IT REMEMBERED THAT ON THIS 22 DAY OF April, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF OHIO, PERSONALLY CAME [Signature] AND [Signature] 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.

21 DEC 2025  
MY COMMISSION EXPIRES

[Signature]  
NOTARY PUBLIC



DANIEL G. YOUNG  
Notary Public  
State of Ohio  
My Comm. Expires  
December 21, 2025

CERTIFICATE OF OWNERSHIP

WE, JOSEPH GUNDLER AND KRISTINA GUNDLER DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT WE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

[Signature]  
JOSEPH GUNDLER  
[Signature]  
KRISTINA GUNDLER

EASEMENT STATEMENT

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE STATEMENT

THE CLINTON COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THE PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IS SHALL BE MAINTAINED CONTINUOUSLY BY THE CLINTON COUNTY DITCH MAINTENANCE PROGRAM WITHIN THE EASEMENTS NO STRUCTURES, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

CLINTON COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CLINTON COUNTY HEALTH DEPARTMENT

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THE 22 DAY OF April, 2021.

[Signature]  
COUNTY ENGINEER

CLINTON COUNTY HEALTH DISTRICT

APPROVED [Signature]  
DATE 4/26/21 TITLE Eng Director