

CAPRICORN INN LLC
O.R. 808, PG. 241
1.505 ACRES
S.R. 33, PL. 75

TERESA SCOTT
(LAND CONTRACT)
O.R. 843, PG. 812

T & L TAYLOR PROPERTIES LLC
O.R. 823, PG. 218
S.R. 36, PL. 228
0.9752 ACRE

STATE OF OHIO
D.B. 120, PG. 295
88.63 ACRES

- (1) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN.
- NOTES:
- (2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
- (3) THIS IS A TRANSFER BETWEEN ADJOINING PROPERTY OWNERS IN CONNECTION WITH O.R.C. 711.001(B); NO NEW INDEPENDENT RESIDENTIAL BUILDING SITE IS CREATED.

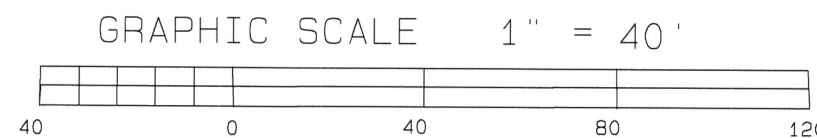
VOLUME 43 PLAT NO. 245
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

DATE: 5-13-21
SCALE: 1" = 40'
VIRGINIA MILITARY SURVEY NO.: 2251
TOWNSHIP: VERNON

DEED REFERENCES
CAPRICORN INN LLC: O.R. 808, PG. 241
CYNTHIA L. STENGER/MICHAEL SHAWN McCOY:
O.R. 851, PG. 343

NOT SUBJECT TO HEALTH
DEPARTMENT APPROVAL
Walt Daniel
5-13-21

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer
Per: Walt
Date: 5-13-21



SURVEY PLAT FOR
CAPRICORN INN LLC
&
CYNTHIA L. STENGER & MICHAEL SHAWN McCOY
SITUATED IN
VIRGINIA MILITARY SURVEY NO. 2251
VERNON TOWNSHIP
CLINTON COUNTY, OHIO

SOUTHWEST OHIO LAND SURVEYS

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

DATE	SCALE	JOB FILE
APRIL 16, 2021	1" = 40'	T&L TAYLOR PROPERTIES

BEARING REFERENCE

BEARINGS WERE BASED UPON THE CENTERLINE OF STATE ROUTE 730 AS DENOTED IN VOLUME 33, PLAT 75 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION.
(S 08°56' 51" W ON THE CENTERLINE).

LEGEND

- DENOTES FOUND 5/8" IRON PIN
- ⊗ DENOTES FOUND MAG NAIL
- ⊕ DENOTES SET MAG NAIL
- DENOTES SET 5/8" IRON PIN W/PLASTIC ID CAP
- X- EXISTING WOVEN WIRE FENCE

APPROVED
CLINTON COUNTY ZONING DEPT.
PER WALT DANIEL
DATE 5-13-21 ZONED
.078 ZONED C-3
.316 ZONED R-R



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY
MADE UNDER MY DIRECTION IN APRIL, 2021.

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

0.316 ACRE

STATE ROUTE 730

TO STATE ROUTE 350

TO COWAN CREEK RD.