

2021P-0000003
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)
RECORDED: 05/18/2021 11:39:15 AM
FEE AMT: \$0.00
CLINTON COUNTY, OHIO
THIRD DAY RECORDS
P.B. 8
ENV. 1815

SURVEYORS RECORD
Book 43 Page 250
5-19-21

RAUCH SUBDIVISION

SECTION 2

CITY OF WILMINGTON, CLINTON COUNTY, OHIO

BEARINGS ARE BASED UPON THE GRID
AZIMUTH (AZ 337° 59' 01.9") BETWEEN
NATIONAL GEODETIC SURVEY AND
CLINTON COUNTY GEODETIC MONUMENTS
"CW1" AND "CL018" AND DERIVED FROM
GPS OBSERVATIONS TAKEN AUGUST 22,
2007, UTILIZING THE TRIMBLE COT
CORS VRS (VIRTUAL REFERENCE
SYSTEM).

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer

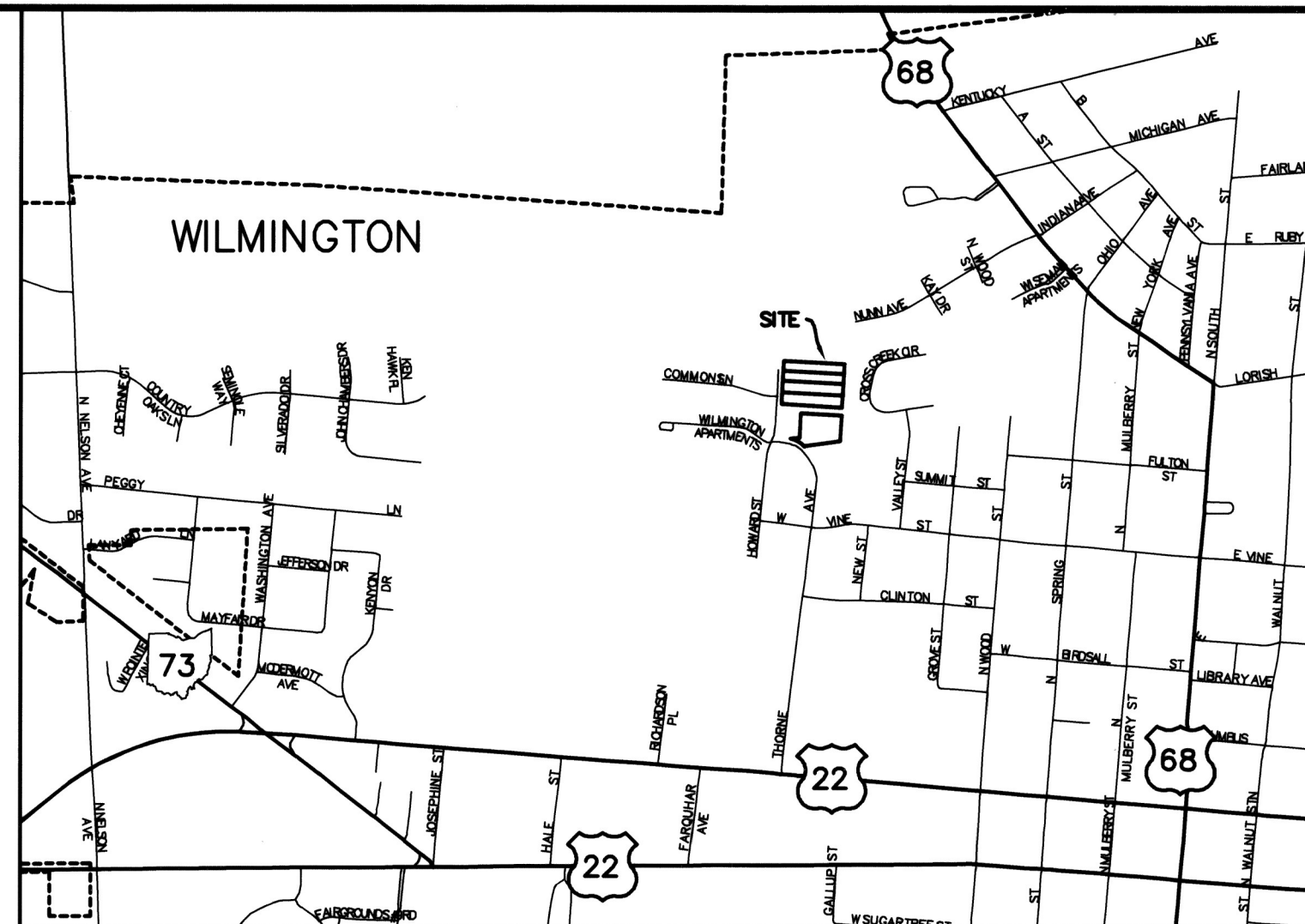
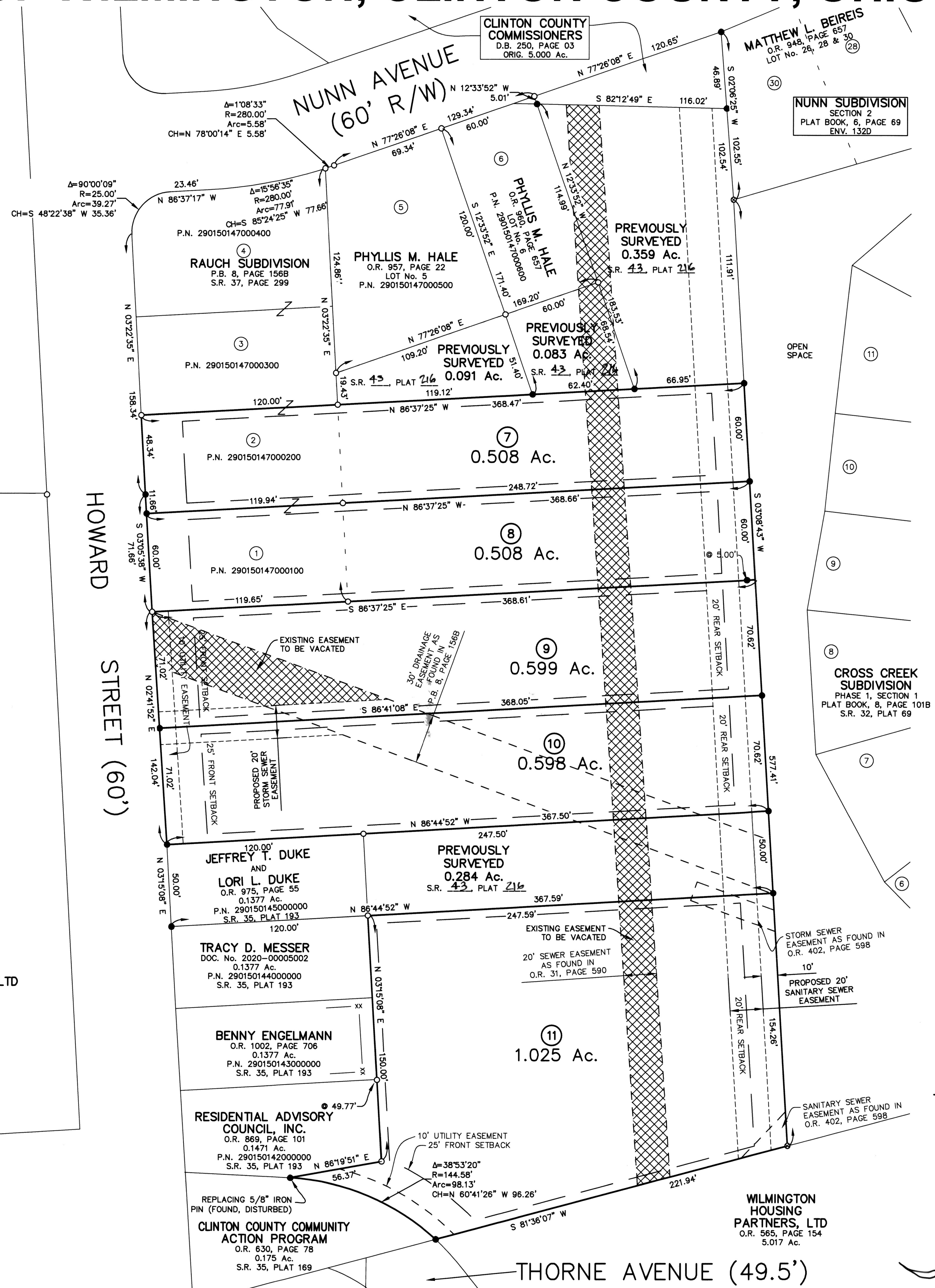
Per: D. Fawcett
Date: 5-18-21

SECTION 2 AREAS	
LOTS	3.237 Ac.
ROADS	0.000 Ac.
TOTAL	3.237 Ac.

WILMINGTON
HOMES PARTNERS, LTD
O.R. 586, PAGE 530
6.048 Ac.
P.N. 290151605000000
S.R. 30, PLAT 170

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- P.K. NAIL (FOUND)
- 1" IRON PIPE (FOUND)
- 2" IRON PIPE (FOUND)
- 1/2" IRON PIN (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "RAUCH (3892)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



DEDICATION CERTIFICATION

WE, THE UNDERSIGNED, JANET GICK MATRKA AND THOMAS PAUL MATRKA, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF PLATTED AND SUBDIVIDED AND DO HEREBY AGREE TO 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 CITY STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, OHIO.

THIS SUBDIVISION, TO BE KNOWN AS RAUCH SUBDIVISION, SECTION TWO, SHALL BE AN ADDITION TO THE CITY OF WILMINGTON, OHIO, AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

ALL EASEMENTS SHOWN AS A PART OF THIS PLAT ARE DEDICATED TO THE USE OF PRIVATE UTILITIES (I.E. CABLE, TELEPHONE AND GAS) 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 CITY OF WILMINGTON, OHIO. NO STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT AND ANY TREES, FLOWERS OR OTHER OBJECTS UPON THE EASEMENT ARE PLACED THERE AT THE PROPERTY OWNER'S RISK.

A PORTION OF EXISTING EASEMENTS SHOWN AS A PART OF THIS PLAT ARE TO BE VACATED AS NOTED.

AFTER CONSTRUCTION AND GRADING IS COMPLETED, MONUMENTS SHALL BE PLACED ON ALL LOT CORNERS WHERE THEY DO NOT EXIST AT THAT TIME.

IN WITNESS WHEREOF, JANET GICK MATRKA AND THOMAS PAUL MATRKA HAVE SET THEIR HAND THIS 7th DAY OF May, 2021.

Janet Gick Matrka
WITNESS AS TO ALL
Thomas Paul Matrka
WITNESS AS TO ALL
JANET GICK MATRKA
THOMAS PAUL MATRKA

STATE OF OHIO, COUNTY OF CLINTON, SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JANET GICK MATRKA AND THOMAS PAUL MATRKA, WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 7th DAY OF May, 2021.

MY COMMISSION EXPIRES: May 11, 2021
NOTARY PUBLIC, STATE OF OHIO

CITY ENGINEER
LAUREN E. RAUCH, Attorney at Law
Notary Public, State of Ohio
LIFETIME COMMISSION
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH: 937-393-9971 FAX: 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH: 513-722-0300 FAX: 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 45160 PH: 740-335-3816 FAX: 740-335-3828
www.mccartyassociates.com

UNDER AUTHORITY PROVIDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:
APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD May 4, 2021 Dec 1, 2020

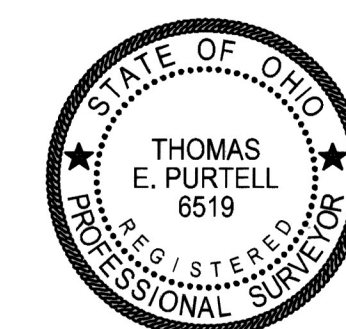
John M. Humphreys
CHAIRMAN
Andrew Yarns
SECRETARY

CITY ENGINEER

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

Paul Fawcett
CITY ENGINEER
DATE May 11, 2021

DEED REFERENCE:
JANET GICK MATRKA AND JANET GICK MATRKA
AND
THOMAS PAUL MATRKA AND THOMAS PAUL MATRKA
O.R. 1021, PAGE 734 O.R. 1021, PAGE 734
3.724 Ac. PARCEL ONE LOT NOS. 1, 2, 3, & 4
P.N. 290150146000000



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

Thomas E. Purcell
THOMAS E. PURCELL, P.S. 6519
DATE 02-25-21

RAUCH SUBDIVISION
SECTION 2
RECORD PLAT

McCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH: 937-393-9971 FAX: 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH: 513-722-0300 FAX: 513-722-0500
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RECORD PLAT FOR
RAUCH SUBDIVISION
SECTION 2
CITY OF WILMINGTON
CLINTON COUNTY, OHIO
V.M.S. NO. 1057

DRAWING NUMBER
S20-245

SHEET
1

REVISIONS

DRAWN: CHECKED:

DATE
OCTOBER 2020

SCALE
1" = 40'