

MINOR SUBDIVISION
SURVEY PLAT OF PART OF THE LANDS OF
JOYCE E. KIRBY & JOHN R. KIRBY, TRUSTEES OF THE
RAYMOND T. STINGLEY & RUTH L. STINGLEY TRUST
SITUATED IN VMS 1144
CHESTER TOWNSHIP, CLINTON COUNTY
OHIO

CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

VOLUME 43 PLAT NO. 252
DATE: 5-20-21
SCALE: 1"= 60'
DEED REFERENCE
VOLUME O.R. 637 PAGE 687
TOWNSHIP CHESTER
MILITARY SURVEY NO. 1144

3.484 ACRES

AG PERMIT
2021/167

CONCRETE
METAL
BARN

JOYCE E. KIRBY AND JOHN R. KIRBY,
TRUSTEES OF THE RAYMOND T. STINGLEY
AND RUTH L. STINGLEY TRUST
58 ACRES
-3.484 AC.
O.R. 637, PAGE 687

S58°44'33"E 639.27'

N58°44'33"W 575.00'
MARION L. & MEREDITH S. SMITH CO-TRUSTEES
REM. PART OF ORIGINAL 140 AC.
O.R. 809, PAGE 581

DITCH

GRAVEL
LANE

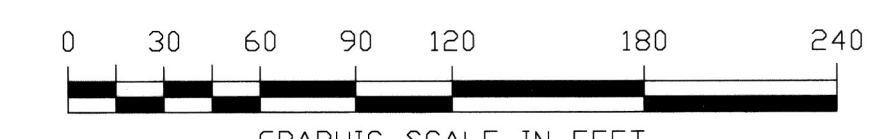
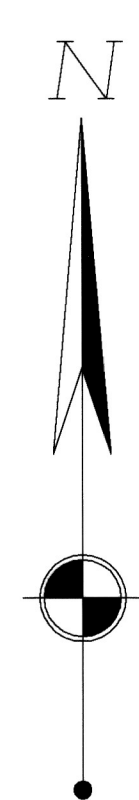
S45°40'31"W 258.13'

HACKNEY ROAD
40' RW

P.O.B. 5/8"

GILBERT DAVID & HEATHER J. HERTENSTEIN
1.00 AC.
O.R. 1023, PAGE 349

HURLEY ROAD
40' RW



APPROVED
CLINTON COUNTY ZONING DEPT.

PER WALT DANIEL
DATE 5-14-21 ZONED A-3

CERTIFICATE OF OWNERSHIP
We, Joyce E. Kirby and John R. Kirby, Trustees of the
Raymond T. Stingley & Ruth L. Stingley Trust, do hereby
certify that we are the owners of the property described
and shown herein, and that all legally due taxes have
been paid, and that as such owners, we have caused the
said property to be surveyed and subdivided as shown.

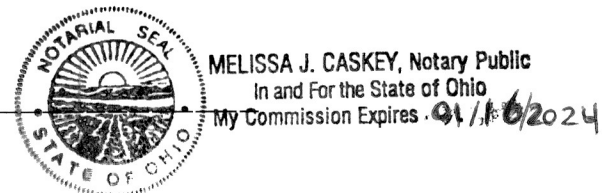
Joyce E. Kirby, Trustee
Joyce E. Kirby, Trustee

John R. Kirby, Trustee
John R. Kirby, Trustee

State of Ohio

Be it remembered that on this 6th day of April,
2021, before me, the undersigned, a Notary Public in and
for said State, personally came Joyce E. Kirby and John
R. Kirby, Trustees of the Raymond T. & Ruth L. Stingley
Trust, who has acknowledged the signing and the execution
of the foregoing plat to be their voluntary act and deed.
In testimony whereof, I have set my hand and seal on the
day and date above written.

Melissa J. Caskey
Notary Public



Preliminary Access Approval
The Clinton County Engineer
Per A. FRICKE
Date 04-29-2021

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 5-20-21
Per Walt
Drainage and Driveway Approval
Clinton County Engineer Date: 04-29-2021
Per A. FRICKE

Notes:
The Tract is located within a A-3 Agricultural Zoning District.
Minimum side yard = 30 feet.
Minimum rear yard = 30 feet.
Minimum front yard = 105 feet from road centerline.

The tract is shown herein appears to be located within zone "X" (areas outside the 0.2% annual
chance floodplain) as depicted on the Flood Insurance Rate Map, Community Panel Number
39027C0025D with an effective date of May 3, 2010.

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

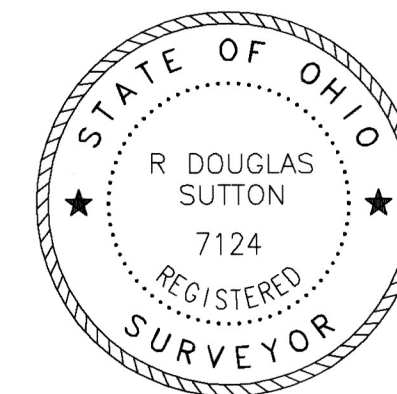
T. S. H. 5-19-21
Signed Date

CLINTON COUNTY HEALTH DISTRICT

APPROVED Walt Johnson
DATE 5-17-21 TITLE EH Director

- MONUMENT LEGEND —
- Iron Pin (fd) size per plan, if cap exist, name is shown by symbol
 - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
 - ⊙ Iron Pin previously (set)
 - ⊕ Iron Pipe (fd) OD size per plan
 - ⊗ Stone (fd)
 - ▲ Railroad Spike (fd)
 - △ Railroad Spike (set)
 - ⊞ Nag Nail (set)
 - ⊞ Concrete Monument (fd)
 - PK or Nag Nail (fd)
 - ⊘ Post (fnd) size per plan

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.999907736245. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.



R. Douglas Sutton
R. DOUGLAS SUTTON
OHIO PROFESSIONAL SURVEYOR 7124

Clinco & Sutton
SURVEYORS
61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177

JOB NO. 2021/21584
DRWG NO. 21584
DATE: MARCH 2021