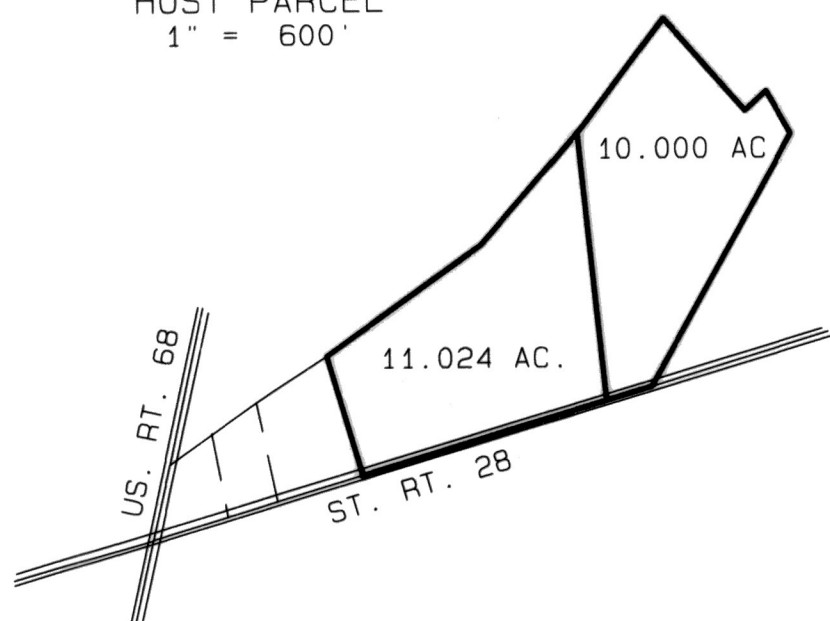


HOST PARCEL  
1" = 600'



#### DEED REFERENCE

TAMMIE M. KESSINGER  
O.R. 627, PG. 329  
23.62 AC. (ORIG.)

- NOTES:
- (1) SOURCE DOCUMENTS, DEED REFERENCES & SURVEY RECORDS AS SHOWN.
  - (2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
  - (3) ZONED A-3  
FRONT YARD SETBACK = 105' FROM CENTERLINE  
REAR YARD SETBACK = 30'  
SIDE YARD SETBACK = 30'
- \* DILAPIDATED HOUSE TO BE DEMOLISHED

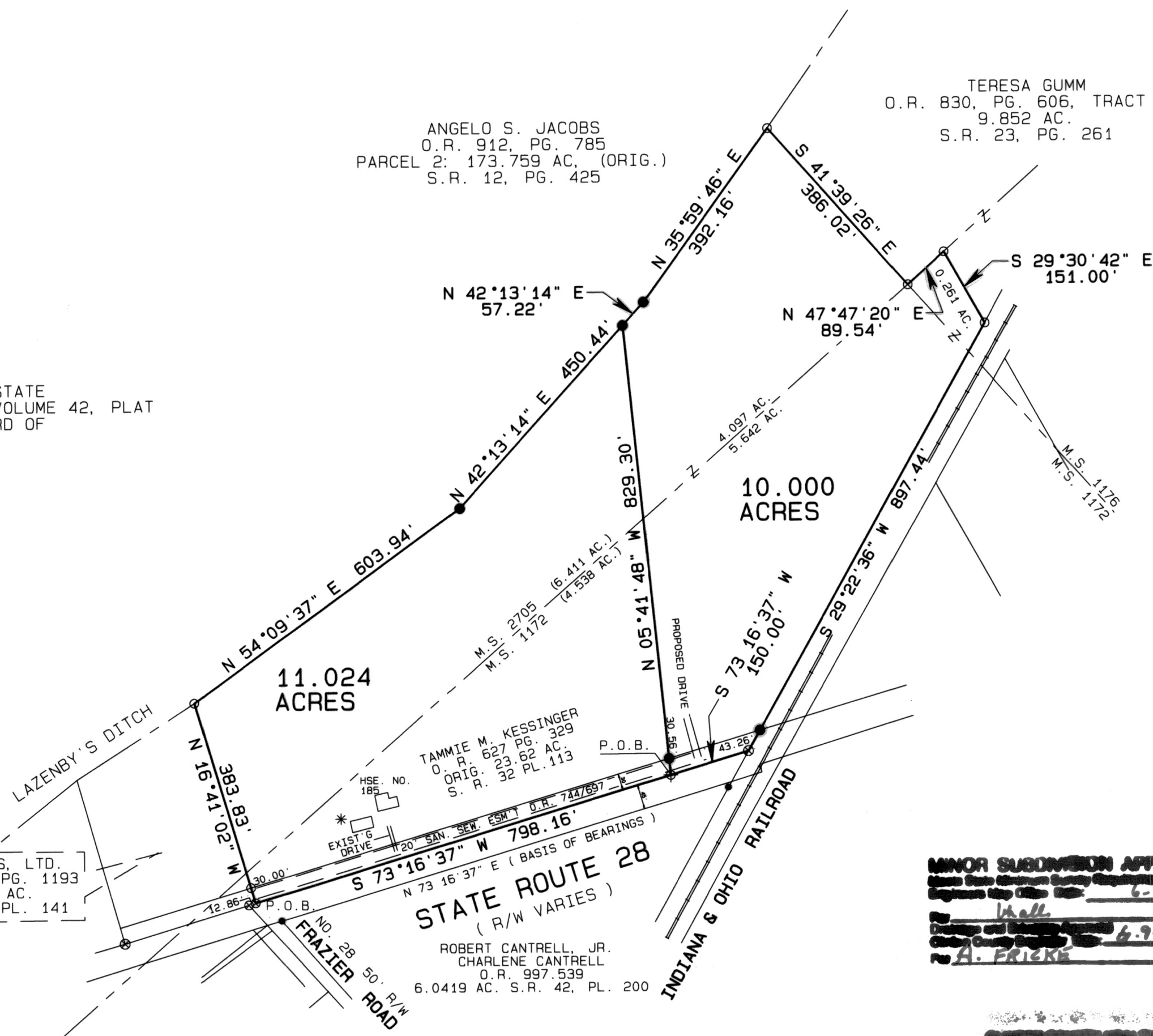
VOLUME 43 PLAT NO. 258  
CLINTON COUNTY ENGINEERS  
RECORD OF LAND DIVISION

DATE 6-10-21  
SCALE 1" = 200'  
VIRGINIA MILITARY SURVEY NO. 1172, 1176, & 2705  
TOWNSHIP JEFFERSON

DEED REFERENCE  
VOLUME O. R. 627 PAGE 329

#### BEARING REFERENCE

BEARINGS ARE BASED UPON THE SOUTH R/W OF STATE ROUTE 28 (N 73°16'37" E) AS DENOTED IN VOLUME 42, PLAT 100 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION.



TERESA GUMM  
O.R. 830, PG. 606, TRACT 3  
9.852 AC.  
S.R. 23, PG. 261

ANGELO S. JACOBS  
O.R. 912, PG. 785  
PARCEL 2: 173.759 AC. (ORIG.)  
S.R. 12, PG. 425

#### CERTIFICATE OF OWNERSHIP:

I THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNER I HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

Tammie M. Kessinger by POA Debra Sears  
TAMMIE M. KESSINGER (OWNER)

STATE OF OHIO, COUNTY OF CLINTON SS

BE IT REMEMBERED THAT ON THIS 7 DAY OF June, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME, TAMMIE M. KESSINGER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED IN THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Lisa Hipke  
NOTARY PUBLIC

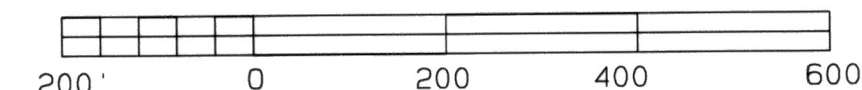


LISA HIPKE  
Notary Public, State of Ohio  
My Commission Expires 3-29-26  
Recorded in Clinton County

APPROVED  
CLINTON COUNTY ZONING DEPT.  
WALT DANIEL  
DATE 5-27-2021 A-3

MINOR SUBDIVISION APPROVAL  
Signed and dated: 6-10-21  
By: A. FRIEKE

GRAPHIC SCALE 1" = 200'



MINOR SUBDIVISION PLAT FOR

TAMMIE M. KESSINGER

SITUATED IN  
VIRGINIA MILITARY SURVEY NO. 1172, 1176, & 2705  
JEFFERSON TOWNSHIP  
CLINTON COUNTY, OHIO

SOUTHWEST OHIO LAND SURVEYS

P.O. BOX 201  
WILMINGTON, OHIO 45177  
938-382-7939

DATE	SCALE	JOB FILE
APRIL 30, 2021	1" = 200'	KESSINGER

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

Brian F. Gallagher  
BRIAN F. GALLAGHER, REGISTERED SURVEYOR NO. 6934

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

6-10-21  
Signed [Signature] Date [Signature]

#### LEGEND

- DENOTES SET 5/8" IRON PIN W/PLASTIC ID CAP
- ◇ DENOTES FOUND 5/8" IRON PIN
- ✦ DENOTES SET MAG NAIL
- ✧ DENOTES FOUND MAG NAIL