

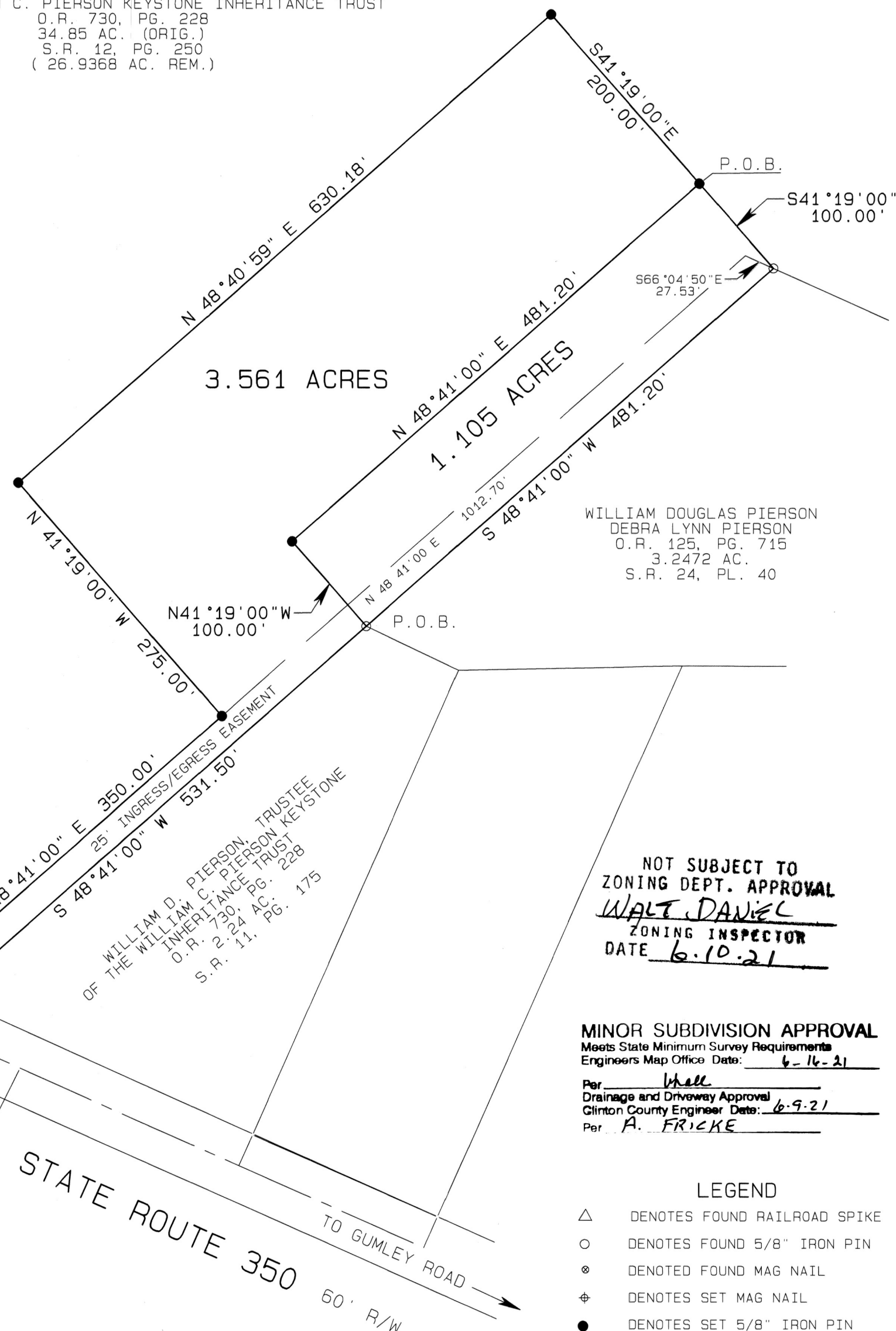
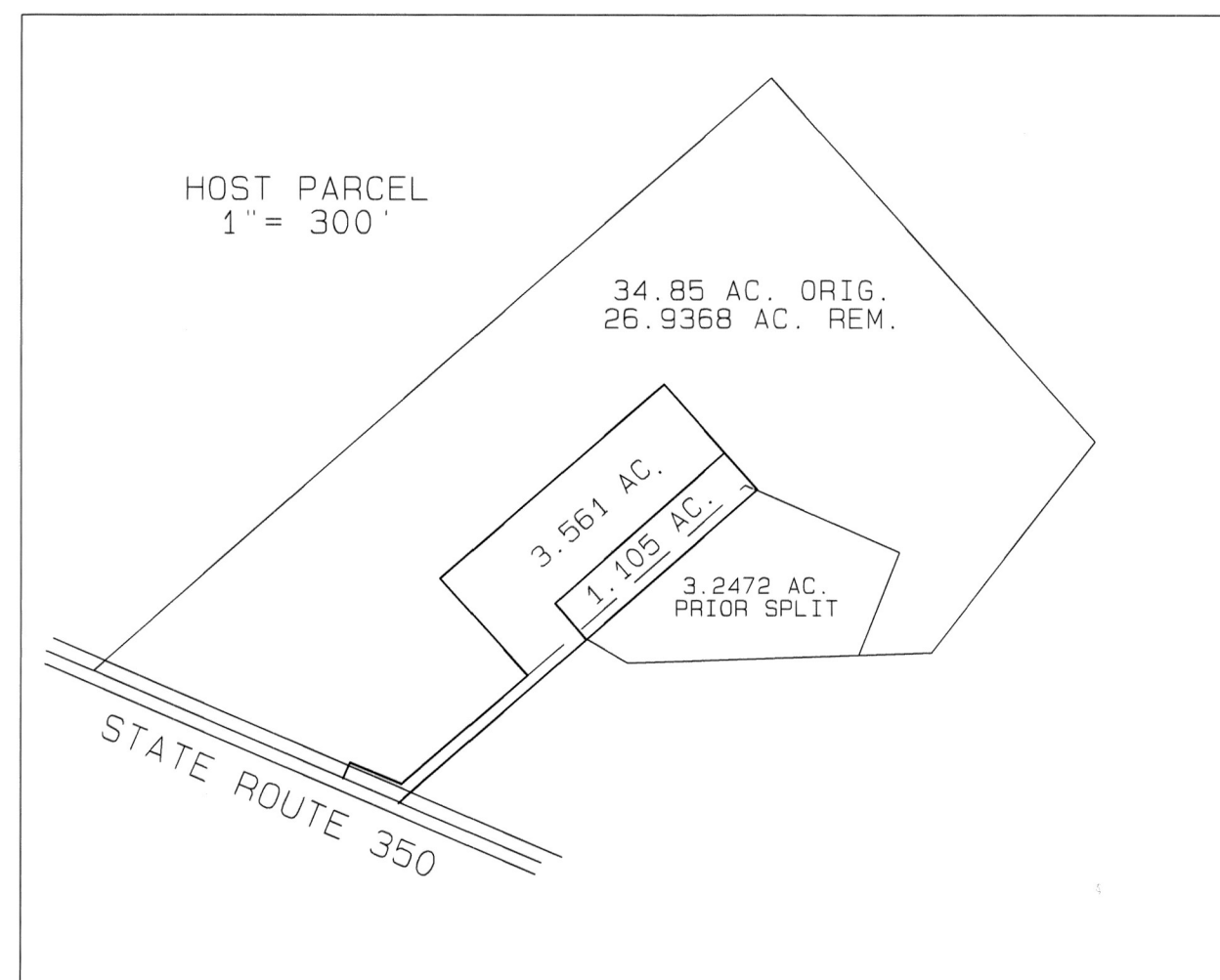
BEARING REFERENCE

BEARINGS WERE BASED UPON THE CENTERLINE OF STATE ROUTE 350 (N 66°04'50" W) AS DENOTED IN VOLUME 24, PLAT 40 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION.

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

W.D. Pierson
Signed 6-15-21
Date
Variance # 21-07

WILLIAM D. PIERSON, TRUSTEE
OF THE WILLIAM C. PIERSON KEYSTONE INHERITANCE TRUST
O.R. 730, PG. 228
34.85 AC. (ORIG.)
S.R. 12, PG. 250
(26.9368 AC. REM.)



WILLIAM DOUGLAS PIERSON
DEBRA LYNN PIERSON
O.R. 125, PG. 715
3.2472 AC.
S.R. 24, PL. 40

WILLIAM D. PIERSON, TRUSTEE
OF THE WILLIAM C. PIERSON
INHERITANCE TRUST
O.R. 730, PG. 228
S.R. 11, PG. 175

JOHN R. & BECKY FRAZIER (1/2)
JAMES D. & TAMARA S. FRAZIER (1/2)
O.R. 870, PG. 17
5.078 AC.
S.R. 34, PL. 101

CLINTON COUNTY HEALTH DISTRICT

APPROVED *W.D. Pierson*

DATE 6-10-21 TITLE EH Director



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

Brian F. Gallagher

NOTES:

- (1) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN.
- (2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
- (3) EXEMPTION: THE 1.105 ACRES TRACT AS SHOWN HEREIN IS TO BE A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.
- (4) THE REMAINDER 26.9368 ACRES IS TO BE CONVEYED TO AN ADJACENT OWNER ONLY AND IS NOT A RESIDENTIAL BUILDING SITE PER O.R.C. 711.001.

VOLUME 43 PLAT NO. 264
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

DATE: 6-14-21

SCALE: 1" = 100'

VIRGINIA MILITARY SURVEY NO.: 2028

TOWNSHIP: **WASHINGTON**

DEED REFERENCE
VOLUME O.R. 730 PAGE PG. 228

CERTIFICATE OF OWNERSHIP:

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

William Douglas Pierson
(TRUSTEE)

STATE OF OHIO, COUNTY OF CLINTON SS
BE IT REMEMBERED THAT ON THIS 9th DAY OF June, 2021,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME WILLIAM D. PIERSON, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED IN THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Sequoia Camp
NOTARY PUBLIC



Sequoia Camp
Notary Public, State of Ohio
My Commission Expires 11-18-2025

NOT SUBJECT TO
ZONING DEPT. APPROVAL
WALT DANIEL
ZONING INSPECTOR
DATE 6.10.21

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 6-14-21
Per *Walt*
Drainage and Driveway Approval
Clinton County Engineer Date: 6-9-21
Per *A. FRICKE*

- LEGEND
- △ DENOTES FOUND RAILROAD SPIKE
 - 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

MINOR SUBDIVISION PLAT FOR
WILLIAM D. PIERSON, TRUSTEE
OF " THE WILLIAM C. PIERSON
KEYSTONE INHERITANCE TRUST "

SITUATED IN
VIRGINIA MILITARY SURVEY NO. 2028
WASHINGTON TOWNSHIP
CLINTON COUNTY, OHIO

SOUTHWEST OHIO LAND SURVEYS

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

DATE	SCALE	JOB FILE
APRIL 26, 2021	1" = 100'	PIERSON