

FINAL PLAT OF

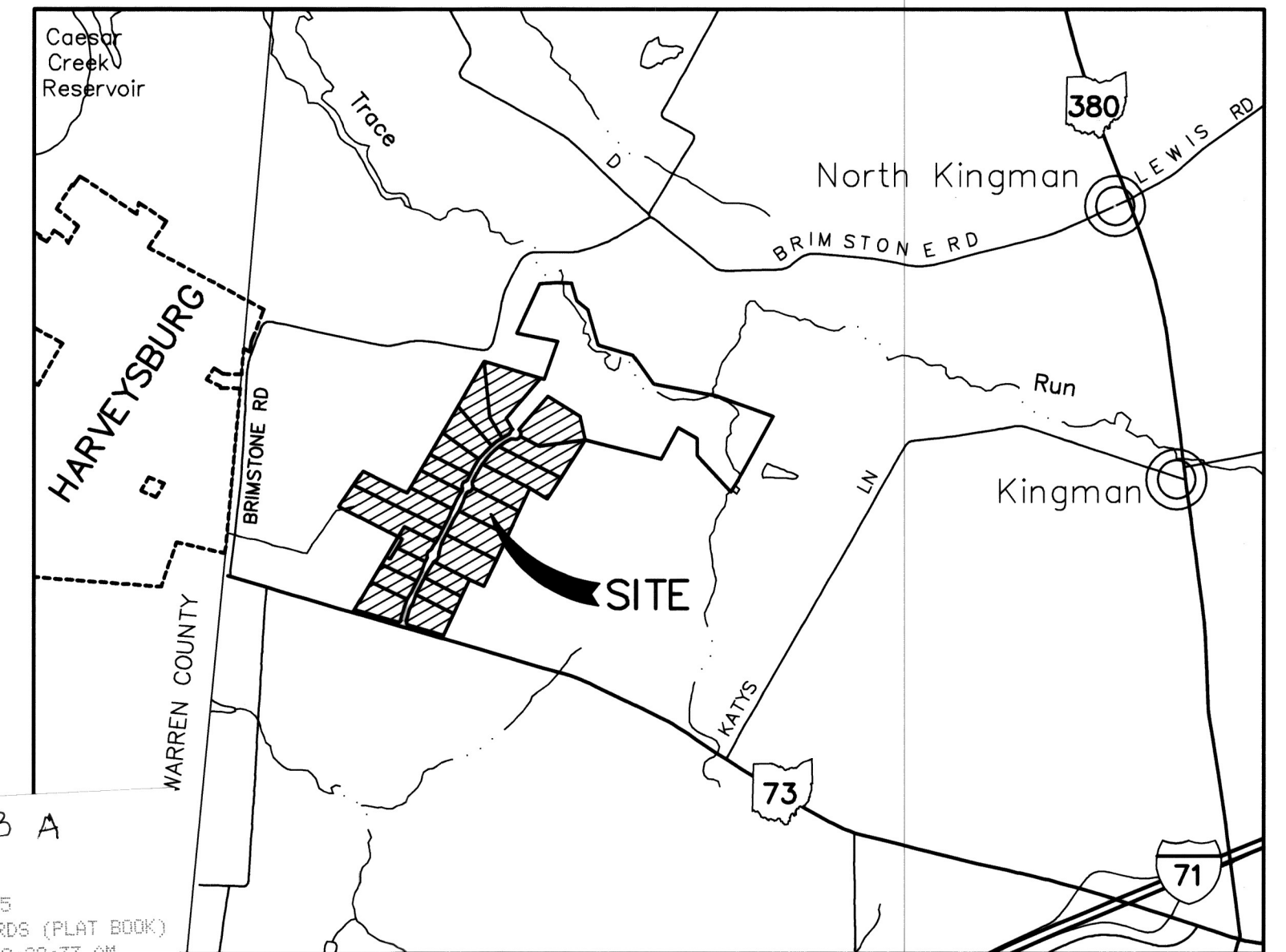
SUNSET MEADOW ESTATES

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF CLINTON,
STATE OF OHIO, BEING A PART OF VIRGINIA MILITARY SURVEY NO. 770

SURVEYORS RECORD

Book 43 Page 272

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 75° 51' 28.2") BETWEEN
NATIONAL GEODETIC SURVEY STATION LEBA AND MCCARTY ASSOCIATES
GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS
OBSERVATIONS TAKEN SEPTEMBER 3, 2020, UTILIZING THE TRIMBLE ODOT COPS
VRS (VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 20141 09-03-20)



VICINITY MAP

2021P-00000005
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)
RECORDED: 07/15/2021 10:29:33 AM
FEE AMT: \$0.00
CLINTON COUNTY, OHIO
TANYA K. DAY, RECORDER

DEDICATION:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY, VOLUNTARILY
CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN
HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE
MAINTENANCE AND REPAIR OF STREETS, THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS
DESIGNATED FOR A SPECIFIC PURPOSE ARE FOR THE GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES,
OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY OR ALL
TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USES OF SAID
EASEMENT OR ADJACENT STREETS AND PROVIDING SUCH FOREVER, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN
SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER
OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE
FACILITIES OR; (4) CREATE A HAZARD TO SERVICE PROVIDERS, INCLUDING BUT NOT LIMITED TO DAYTON POWER AND LIGHT CO.,
WESTERN WATER COMPANY, TO CABLEVISION OF OHIO AND GTE.

Peter Anthony Russell *Peter Anthony Russell* *Lisa Hipse Lisa Hipse*
TONY RUSSELL PRINT NAME TITLE WITNESS
FOR: T & J COUNTRY PROPERTIES II, LLC

STATE OF OHIO:
COUNTY OF CLINTON:
BE IT REMEMBERED THAT ON THIS 14th DAY OF July, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN
AND FOR THE SAID STATE, PERSONALLY CAME TONY RUSSELL, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND
SEAL ON THE DAY AND YEAR LAST AFORESAID.

Julie L. Bolton
Julie L. Bolton
Notary Public, State of Ohio
My Commission Expires:
February 10, 2026

MY COMMISSION EXPIRES

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY PLANNING COMMISSION ON THIS
14th DAY OF July, 2021

CLINTON COUNTY ZONING INSPECTOR

CURRENT ZONING: A-3
MINIMUM YARD SETBACK AND BUILDING HEIGHT
FRONT YARD SETBACK FROM CENTERLINE OF ROAD IS 105 FEET
SIDE & REAR YARD SETBACK FROM PROPERTY LINE IS 30 FEET

I HEREBY APPROVE THIS PLAT ON THIS 16 DAY OF June, 2021

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 13 DAY OF July, 2021

COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, THAT THE DEDICATIONS
SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS
14th DAY OF July, 2021

DEED REFERENCE
T & J COUNTRY
PROPERTIES II, LLC
DOC. NO. 2020-00005636
197,622 Ac.
S.R. 35, PLAT NO. 247

OWNER/DEVELOPER:
T & J COUNTRY
PROPERTIES II, LLC
C/O TONY RUSSELL
9376 STATE ROUTE 73
WILMINGTON, OHIO 45177



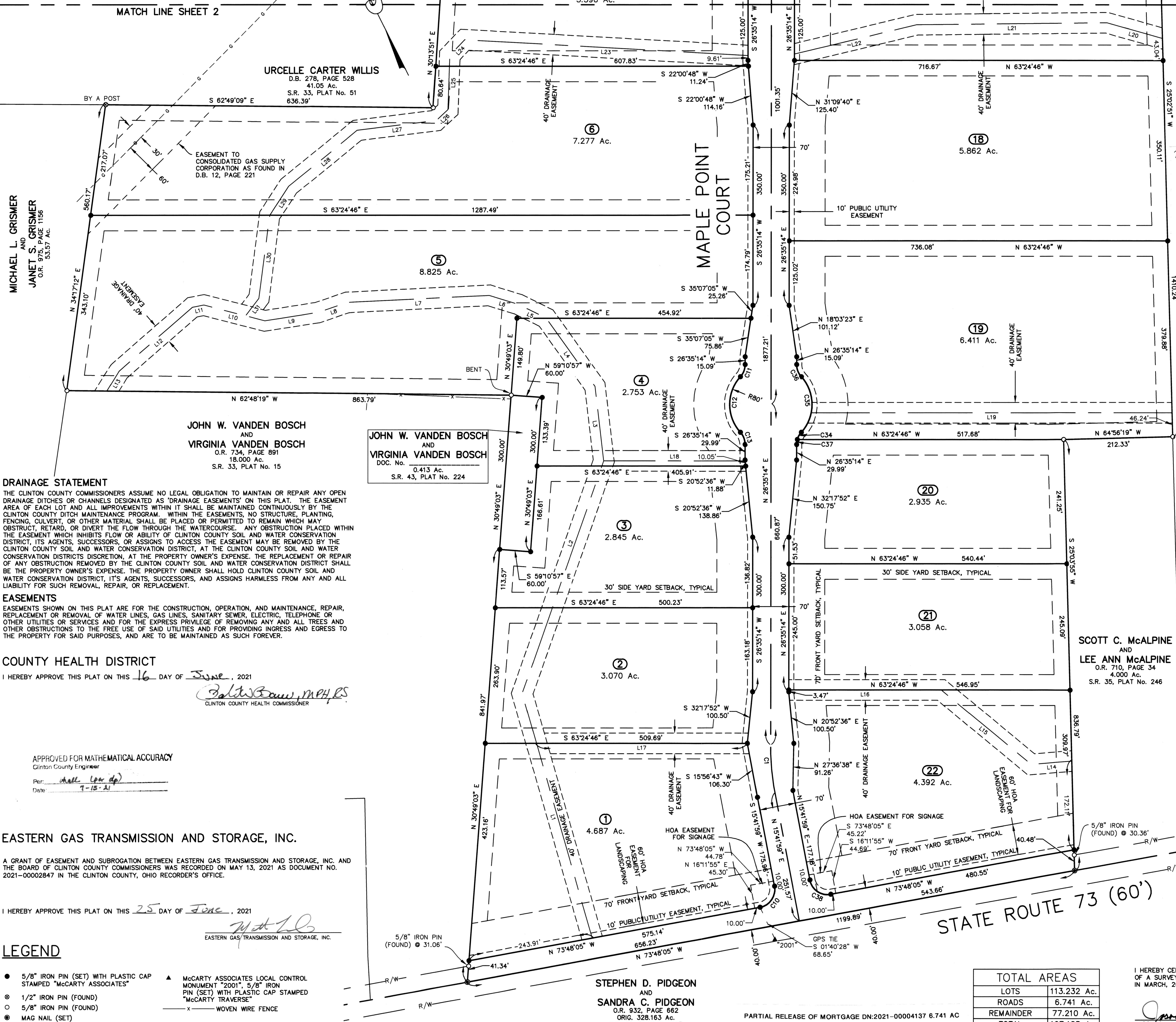
I HEREBY CERTIFY THIS TO BE A PLAT
OF A SURVEY MADE UNDER MY DIRECTION
IN MARCH, 2021.

Jason C. McConaughy
JASON C. MCCONAUGHEY, P.S. 8509

TOTAL AREAS	
LOTS	113,232 Ac.
ROADS	6,741 Ac.
REMAINDER	77,210 Ac.
TOTAL	197,183 Ac.

PARTIAL RELEASE OF MORTGAGE DN:2021-00004137 6.741 AC

STEPHEN D. PIDGEON
AND
SANDRA C. PIDGEON
O.R. 932, PAGE 682
O.R. 328,163 Ac.
S.R. 38, PLAT No. 143



DRAINAGE STATEMENT

THE CLINTON COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN
DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT
AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE
CLINTON COUNTY DITCH MAINTENANCE PROGRAM. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING,
FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY
OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE. ANY OBSTRUCTION PLACED WITHIN
THE EASEMENT WHICH INHIBITS FLOW OR ABILITY OF CLINTON COUNTY SOIL AND WATER CONSERVATION
DISTRICT, ITS AGENTS, SUCCESSORS, OR ASSIGNS TO ACCESS THE EASEMENT MAY BE REMOVED BY THE
CLINTON COUNTY SOIL AND WATER CONSERVATION DISTRICT, AT THE CLINTON COUNTY SOIL AND WATER
CONSERVATION DISTRICTS DISCRETION, AT THE PROPERTY OWNER'S EXPENSE. THE REPLACEMENT OR REPAIR
OF ANY OBSTRUCTION REMOVED BY THE CLINTON COUNTY SOIL AND WATER CONSERVATION DISTRICT SHALL
BE THE PROPERTY OWNER'S EXPENSE. THE PROPERTY OWNER SHALL HOLD CLINTON COUNTY SOIL AND
WATER CONSERVATION DISTRICT, ITS AGENTS, SUCCESSORS, AND ASSIGNS HARMLESS FROM ANY AND ALL
LIABILITY FOR SUCH REMOVAL, REPAIR, OR REPLACEMENT.

EASEMENTS

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE, REPAIR,
REPLACEMENT OR REMOVAL OF WATER LINES, GAS LINES, SANITARY SEWER, ELECTRIC, TELEPHONE OR
OTHER UTILITIES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES AND
OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO
THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 16 DAY OF June, 2021

Baldwin, MPH, BS
CLINTON COUNTY HEALTH COMMISSIONER

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer

Per: *Shall (for dp)*
Date: 7-15-21

EASTERN GAS TRANSMISSION AND STORAGE, INC.

A GRANT OF EASEMENT AND SUBROGATION BETWEEN EASTERN GAS TRANSMISSION AND STORAGE, INC. AND
THE BOARD OF CLINTON COUNTY COMMISSIONERS WAS RECORDED ON MAY 13, 2021 AS DOCUMENT NO.
2021-00002847 IN THE CLINTON COUNTY, OHIO RECORDER'S OFFICE.

I HEREBY APPROVE THIS PLAT ON THIS 25 DAY OF June, 2021

Matthew D. Pidgeon
EASTERN GAS TRANSMISSION AND STORAGE, INC.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 1/2" IRON PIN (FOUND)
- 5/8" IRON PIN (FOUND)
- MAG NAIL (SET)
- ▲ MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- x— WOVEN WIRE FENCE