

NORTH

SCALE IN FEET

0 100 200

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAIN LINK FENCE
- FOUND IRON PIN w/CAP, UNLESS NOTED OTHERWISE
- FOUND MAG NAIL/SPIKE
- SET 5/8" IRON PIN w/CAP (#7736)

ALL FOUND MONUMENTATION WAS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

EVIDENCE OF POSSESSION: OCCUPATION IS AS NOTED HEREON

SITE

VICINITY MAP

NOT TO SCALE

VOLUME 43 PLAT NUMBER 275

CLINTON COUNTY ENGINEERS

RECORD OF LAND SURVEYS

DEED REFERENCE: DOCUMENT No. 2021-00000560

VILLAGE OF BLANCHESTER PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE BLANCHESTER VILLAGE PLANNING COMMISSION ON
THIS 14th DAY OF April, 2021.

Darryl L. Bumbach
CHAIRMAN

Christin Sutton
SECRETARY

APPROVED FOR MATHEMATICAL ACCURACY

Clinton County Engineer

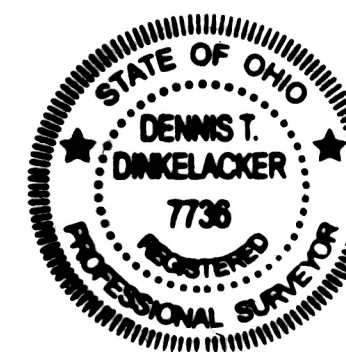
Per: D. Paul
Date: 7-19-21

This conveyance (specifically applies to the 0.116 acre parcel) is a transfer between adjoining lot owners made in compliance with Section 711.001 Sub-section B(1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or other public regulations in the parcels hereby conveyed or the balance of the parcel retained by the grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel nor any structure erected thereon without the prior approval of the authority having approving jurisdiction of plats.

SURVEYORS CERTIFICATION

I, Dennis T. Dinkelacker, hereby certify to the best of my knowledge, information and belief that the accompanying plat is the correct return of a survey made under my direct supervision and all monumentation has been set or found as shown.

Dennis T. Dinkelacker 04/14/2021
Dennis T. Dinkelacker, P.S.
Ohio Registered Professional Surveyor #7736



SURVEYORS NOTES

Clinton County Survey References:

- Survey Volume 14, Plat No. 315
- Survey Volume 15, Plat No. 197
- Survey Volume 15, Plat No. 265
- Survey Volume 15, Plat No. 332
- Survey Volume 16, Plat No. 122
- Survey Volume 16, Plat No. 295
- Survey Volume 20, Plat No. 226
- Survey Volume 20, Plat No. 251
- Survey Volume 22, Plat No. 158
- Survey Volume 24, Plat No. 197
- Survey Volume 34, Plat No. 152
- Survey Volume 36, Plat No. 236
- Survey Volume 38, Plat No. 119
- Survey Volume 38, Plat No. 243

Existing Deeds and references as shown.

Horizontal datum is U.S. State Plane, NAD83, Ohio South Zone, Geoid18 established from a static GPS session and post processing utilizing NGS OPUS solution using CORS base stations DK3322 KYIF KY HWY DIST 6 CORS ARP; D1854 OHHI HIGHLAND COUNTY CORS ARP and D14050 GRIN GEORGETOWN CORS ARP. Vertical datum is NAVD 88 utilizing Geoid 18.

Basis of bearings for boundary lines - Ohio State Plane Coordinate System, South Zone (3402) Grid, NAD '83 (2011-CORS).

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