

DEDICATION

"WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS 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 PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, AND TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING 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"

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DAYTON POWER AND LIGHT COMPANY, WESTERN WATER COMPANY, TCI CABLEVISION OF OHIO GTE AND ANY OTHER SERVICE PROVIDERS.

TODD'S FORK RESERVE PHASE 1

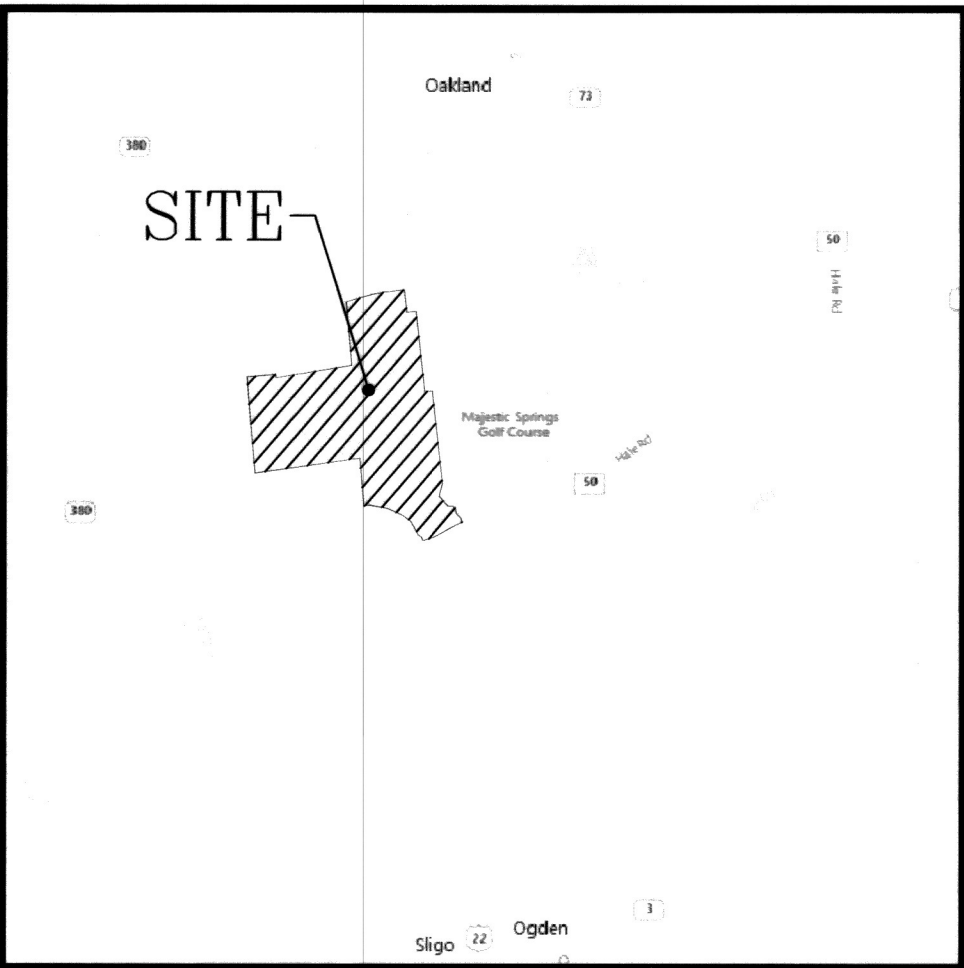
LOCATED IN  
VIRGINIA MILITARY SURVEY 1994 & 2371  
ADAMS TOWNSHIP  
CLINTON COUNTY, OHIO  
JULY, 2021

SURVEYORS RECORD

Book 43 Page 276

OK: B ENV. 184A

2021P-00000007  
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)  
RECORDED: 07/19/2021 12:07:53 PM  
FEE AMT: 160.00  
CLINTON COUNTY, OHIO  
TANYA K. DAY RECORDER



VICINITY MAP  
NOT TO SCALE

APPROVED FOR MATHEMATICAL ACCURACY  
Clinton County Engineer  
Per: [Signature]  
Date: 7-19-21

CLINTON COUNTY REGIONAL  
PLANNING COMMISSION

This plat was approved by the Clinton County Regional Planning Commission on this  
19th day of July, 2021.  
[Signature]  
Executive Director

COUNTY HEALTH DISTRICT

I hereby approve and accept this plat on this 14th day of July, 2021.  
[Signature]  
Clinton County Health Commissioner

COUNTY ENGINEER

I hereby approve and accept this plat on this 13th day of July, 2021.  
[Signature]  
Clinton County Engineer

CLINTON COUNTY ZONING INSPECTOR

Current Zoning: R-R  
Minimum Yard Setback and Building Height  
Front Yard Setback from centerline of road is 105 feet  
Side and Rear Yard Setback from Property Line is 30 Feet

I hereby approve this plat on this 14th day of July, 2021.  
[Signature]  
Clinton County Zoning Inspector

COUNTY COMMISSIONERS

We, the Board of County Commissioners of Clinton County, Ohio do hereby approve this plat on this 19th day of July, 2021.

[Signature]  
Commissioner  
[Signature]  
Commissioner  
[Signature]  
Commissioner



JULIE L. BOLTON  
Notary Public, State of Ohio  
My Commission Expires  
February 10, 2026

[Signature]



I HEREBY CERTIFY THE ACCOMPANYING PLAT IS A  
CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.  
ALL IRON PINS AND MONUMENTS WILL BE SET AS SHOWN.

[Signature]  
PAUL J. LEISRING  
OHIO PROFESSIONAL SURVEYOR NO. 7267 DATE 7/13/21

DEED REFERENCE

G & L DEVELOPMENT LLC  
O.R. 1024, PG. 138  
195.692 ACRES  
S. R. 19, PG 189

OWNER / DEVELOPER

G & L LAND DEVELOPMENT LLC  
94 N SOUTH SUITE A  
WILMINGTON, OHIO 45177  
937-302-0466

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE  
ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS  
OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

SCALE: N/A  
DATE: 07-12-21  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED: PJL



REVISIONS:  
1.  
2.  
3.  
4.

PROJECT: 191265  
DRAWING: 191265RA  
SHEET 1 OF 2