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 CABLEVISIOIN OF OHIO GTE AND ANY OTHER SERVICE PROVIDERS.

ACKNOWLEDGMENT

State of Ohio

County of Warren______,.s.s.:

Be it remembered, that on this 13 day of 3 day of Notary Public in and for said State, personally came B. Grantwebb,

of G & L Development LLC who acknowledged the signing and execution of the foregoing

plat to be their voluntary act and deed In testimony whereof, I have hereunto set my hand and affixed by notary seal on the day and year aforesaid.

Julie D Russell

March 14, 2022 My Commission Expires



ACKNOWLEDGMENT

State of Ohio County of Clinten ,.s.s.:

Be it remembered, that on this 13_ day of 151y, 2021, before me a

Notary Public in and for said State, personally came Chad Bean, of Merchals National Bank who acknowledged the signing and execution of the foregoing

plat to be their voluntary act and deed In testimony whereof, I have hereunto set my hand and affixed by notary seal on the

October 25-2025



TODD'S FORK RESERVE PHASE 1

LOCATED IN

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

EASEMENT STATEMENT

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

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 BE 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 DISTRICT DISCRETION, AT THE PROPERTY OWNERS EXPENSE. THE REPLACEMENT OR REPAIR OF THE OBSTRUCTION REMOVED BY THE CLINTON COUNTY SOIL AND WATER CONSERVATION DISTRICT SHALL BE THE PROPERTY OWNERS EXPENSE. THE PROPERTY OWNER SHALL HOLD CLINTON COUNTY SOIL AND WATER CONSERVATION DISTRICT, IT'S AGENTS, SUCCESSORS, AND ASSIGNS HARMLESS FROM ANY AND ALL LIABILITY FOR SUCH REMOVAL, REPAIR, OR REPLACEMENT.

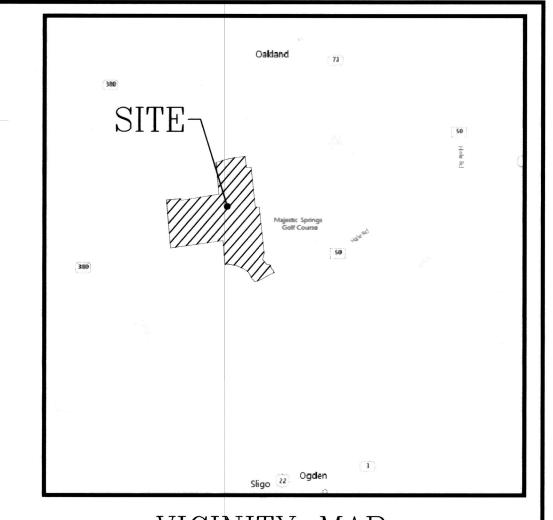
| ACREAGE TABLE | |
|---------------------------|----------------|
| LOTS 1-33 | 111.1312 ACRES |
| OPEN SPACE LOTS 1 & 2 | 2.1846 ACRES |
| R/W | 9.9587 ACRES |
| TODD'S FORK RESERVE TOTAL | 123.2745 ACRES |
| TOTAL DEED | 195.6924 ACRES |
| REMAINDER | 72.4179 ACRES |

SURVEYORS RECORD

Book 43 Page 276

BK: 8 ENV. 18HA

2021F-000000007 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



APPROVED FOR MATHEMATICAL ACCURACY Clinton County Engineer

VICINITY MAP NOT TO SCALE

CLINTON COUNTY REGIONAL PLANNING COMMISSION

This plat was approved by the Clinton County Regional Planning Commission on this day of _______, 20_______.

COUNTY HEALTH DISTRICT

I hereby approve and accept this plat on this _______, 2021. Clinton County Health Commissioner District

COUNTY ENGINEER

I hereby approve and accept this plat on this 13th day of July, 20<u>2!</u> Elinton County Engineer

CLINTON COUNTY ZONING INSPECTOR

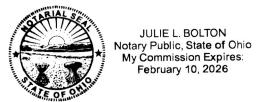
Current Zoning: R-R Minimum Yard Setback and Building Height Front Yard Setback from centerline of road is 105 feet Side and Rear Yard Setback from Property Line is 30 Feet

I hereby approve this plat on this /4th day of July , 2011.

WALT DANIEL Clinton County Zoning Inspector

COUNTY COMMISSIONERS

We, the Board of County Commissioners of Clinton County, Ohio do hereby approve this plat on this _______, 20_____.







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. my of Levery PAUL J. LEISKING OHIO PROFESSIONAL SURVEYOR NO. 7267 DATE

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.

DATE: 07-12-21 DRAWN: JLL DESIGNED: JLL CHECKED: PJL



SHEET DRAWING: 191265RA