

AREA CLOSURE TABLE

Pt	Bearing	Dist	Northing	Easting
2	S 69°11'11" E	502.03	466410.12	1565867.54
3	S 39°05'34" E	408.40	465914.76	1566336.82
4	S 50°54'26" W	150.00	465820.17	1566477.93
5	N 39°05'34" W	293.50	466047.97	1566292.85
6	S 50°24'40" W	722.81	465587.34	1565735.83
7	N 44°22'34" W	548.60	465979.45	1565352.15
8	N 45°53'07" E	345.96	466220.27	1565600.53
1	N 54°35'14" E	327.62	466410.12	1565867.54

Closure error distance > 0.008 Error Bearing > N 90°00'00" E
 Closure Precision > 1 in 428521.2 Total Distance > 3298.93
 11.2658 Acres (490738 Sq. Feet)

APPROVED
 CLINTON COUNTY ZONING DEPT.
 PER WALT DANIEL
 DATE 7-28-21 ZONED A-3

DANENBERGS KALVIS &
 MELINDA DANENBERGS
 OR BK/PG: 916 / 460-463
 Acres: 7.719
 P.N. 160011625000000

NOT SUBJECT TO HEALTH
 DEPARTMENT APPROVAL

Approved by the Clinton County Regional
 Planning Commission; no plat required
 under the Ohio Revised Code 711.131.
7-28-21
 Signed _____ Date _____

HAMILTON GARY W. & VICKI L.
 OR BK/PG: 63 / 353-354
 Acres: 10.000
 P.N. 160080210000000

HAMILTON GARY W. & VICKI L.
 OR BK/PG: 160 / 195-196
 Acres: 14.750
 P.N. 160080211000000

BEARING SYSTEM IS BASED ON
 GRID NORTH NAD83 (2011) OHIO
 SOUTH ZONE UTILIZING ODOT VRS

0 80 160
 SCALE: 1" = 80'

Preliminary Access Approval
 The Clinton County Engineer
 Per A. FRICKE
 Date 07.28.21

MINOR SUBDIVISION APPROVAL
 Meets State Minimum Survey Requirements
 Engineers Map Office Date: 7-29-21
 Per Thall
 Drainage and Driveway Approval
 Clinton County Engineer Date: 07.28.21
 Per A. FRICKE

INTERSECTION OF US 68 &
 WESTBORO ROAD

LAWSON CLIFFORD J. & KAREN M.
 OR BK/PG: 111 / 602-604
 Acres: 2.12
 P.N. 160011628000000

EBY RAYMOND E
 OR BK/PG: 696 / 846-847
 Acres: 0.933
 P.N. 160-004661-7

POINT OF BEGINNING:
 N: 468617.007
 E: 1569989.957

JAIME L. EUBANK
 OR BK/PG: 1025 / 857-858
 Acres: 2.04
 P.N. 160011630000000

PATTY A BUCHANAN
 OR BK/PG: 1022 / 759-760
 Acres: 0.10
 P.N. 160011632000000

ANITA C. WISBY
 OR BK/PG: 1018 / 906-910
 Acres: 2.67 PER TAX MAP
 P.N. 160011632000000

JODY R NOBLE
 OR BK/PG: 755 / 742-743
 Acres: 5.10
 P.N. 160041601000000

NEW DIVISION LINE

INGRESS, EGRESS, AND
 UTILITY EASEMENT

DEED REFERENCE

COCHRAN DALE
 OR BK/PG: 1013 / 1023-1028
 Acres: 98.91 (ORIGINAL DEEDED)
 Acres: 59.11 (REMAINING DEEDED)
 Acres: 62.86 (per TAX MAP)
 P.N. 160080212000000
 S.R. VOL 36 NO. 155

LEGEND

- 5/8 Inch Iron Pin Set with Yellow Cap #8529
- ▲ Mag Nail Set
- ⊙ 1/2 Inch Iron Pin Found
- ◇ 1/2 Inch Iron Bolt Found
- 1/2 Inch Iron Pin Found with Cap
- Fence

MINOR SUBDIVISION PLAT

SITUATED IN MILITARY
 SURVEY NO. 3045,
 JEFFERSON TOWNSHIP,
 CLINTON COUNTY, OHIO
 JUNE 2021

CLINTON COUNTY ENGINEER'S RECORD OF LAND

VOL 43 Page 218

DATE: 7-29-21

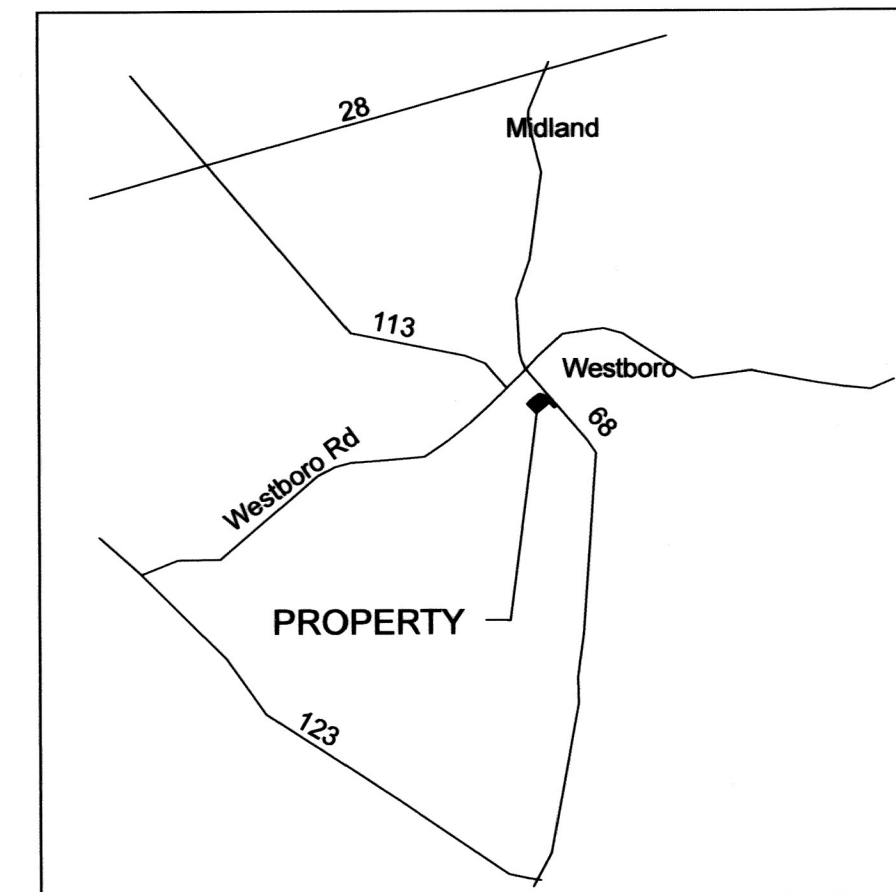
DB / OR _____ Page _____

Scale: 1" = 80'

DEED REFERENCES:

COCHRAN DALE
 OR BK/PG: 1013 / 1023-1028
 Acres: 98.91 (Original DEEDED)
 S.R. VOL 36 NO. 155

S.R. VOL 10, PL 47
 S.R. VOL 12, PL 409
 S.R. VOL 20, PL 290
 S.R. VOL 21, PL 76
 S.R. VOL 25, PL 158
 S.R. VOL 40, PL 172



VICINITY MAP
 (Not to Scale)

COORDINATES:
 N: 468300.035
 E: 1570247.488

NOTES:

DOCUMENTS USED AS SHOWN

THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN

ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATION:

THIS PLAT IS THE RESULT OF A SURVEY COMPLETED UNDER THE SUPERVISION OF KEVIN M EASLEY IN June 2021 AND ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN.

Kevin Easley
 KEVIN M EASLEY P.S. #8529 OHIO

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.

Dale Cochran
 (TRUSTEE)

STATE OF OHIO, COUNTY OF CLINTON S.S.
 BE IT REMEMBERED THAT
 ON THIS 23 DAY of July, 2021,
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME DALE COCHRAN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED IN THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATED ABOVE WRITTEN.

Emily R Kidd
 NOTARY PUBLIC



EMILY R KIDD
 Notary Public
 State of Ohio
 My Comm. Expires
 March 3, 2025

APPROVED
 Clinton Soil & Water
 Conservation District
7-28-21
 Per _____ Date _____



MINOR SUBDIVISION PLAT
 FOR
 Dale Cochran
 SITUATED IN MILITARY SURVEY NO. 3045
 JEFFERSON TOWNSHIP, CLINTON CO., OH

PROPERTY ADDRESS:
 14022 S. U.S. 68
 MIDLAND, OH 45148

Easley
 surveying

5585 Day Dr.
 Milford, OH 45150
 513-722-6828

easleysurveying@gmail.com

DATE	SCALE	PROJECT NO.
JUNE 17, 2021	1" = 80'	215-4-31