



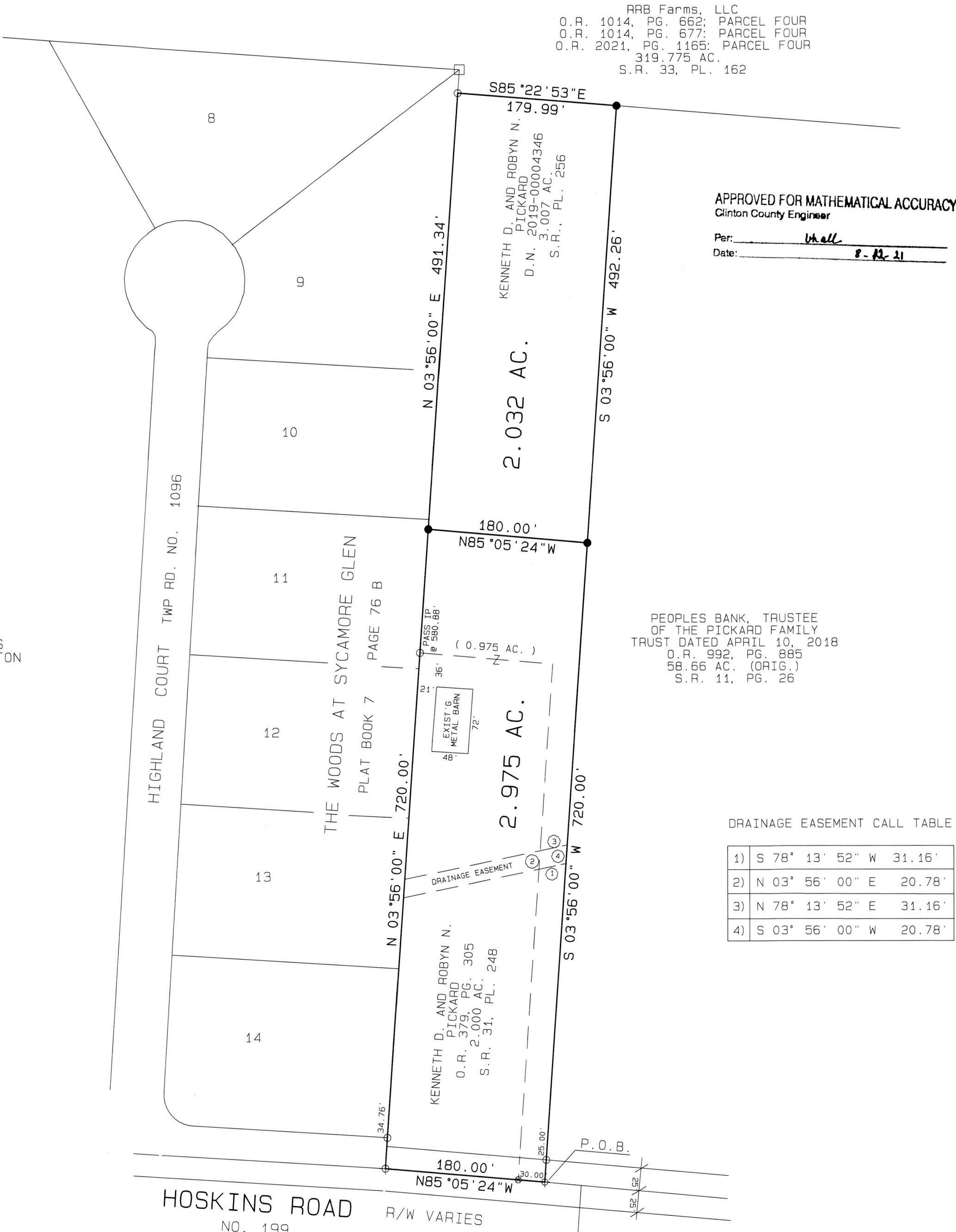
BEARING REFERENCE

BEARINGS WERE BASED UPON THE CENTERLINE OF HOSKINS ROAD AS DENOTED IN VOLUME 31, PLAT 248 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION ( N 85°05' 24" W ON THE CENTERLINE ).



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

*Brian F. Gallagher*



RRB Farms, LLC  
O.R. 1014, PG. 662: PARCEL FOUR  
O.R. 1014, PG. 677: PARCEL FOUR  
O.R. 2021, PG. 1165: PARCEL FOUR  
319.775 AC.  
S.R. 33, PL. 162

APPROVED FOR MATHEMATICAL ACCURACY  
Clinton County Engineer

Per: *W. Hall*  
Date: *8-12-21*

PEOPLES BANK, TRUSTEE  
OF THE PICKARD FAMILY  
TRUST DATED APRIL 10, 2018  
O.R. 992, PG. 885  
58.66 AC. (ORIG.)  
S.R. 11, PG. 26

DRAINAGE EASEMENT CALL TABLE

1)	S 78° 13' 52" W	31.16'
2)	N 03° 56' 00" E	20.78'
3)	N 78° 13' 52" E	31.16'
4)	S 03° 56' 00" W	20.78'

VOLUME 43 PLAT NO. 286  
CLINTON COUNTY ENGINEERS  
RECORD OF LAND DIVISION

DATE: 8-12-21  
SCALE: 1" = 100'  
VIRGINIA MILITARY SURVEY NO.: 523  
TOWNSHIP: UNION

DEED REFERENCE  
OFFICIAL RECORDS VOLUME 379, PAGE 305  
DOCUMENT NUMBER 2019 - 00004346

NOTES:

- ( 1 ) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN.
- ( 2 ) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
- ( 3 ) IN CONNECTION WITH O.R.C. 711 (B), THE 2.032 AC. TRACT IS EXEMPT FROM APPROVALS AND IS TO BE CONVEYED TO AN ADJOINING OWNER ONLY. NO NEW BUILDING SITE IS CREATED.

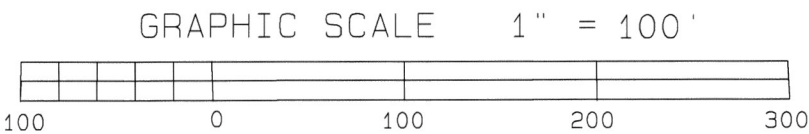
NOT SUBJECT TO HEALTH  
DEPARTMENT APPROVAL

*Walt Daniel*  
8-11-21

APPROVED  
CLINTON COUNTY ZONING DEPT.  
PER *WALT DANIEL*  
DATE 8-11-21 ZONED A-3

LEGEND

- DENOTES FOUND STONE
- DENOTES FOUND 5/8" IRON PIN
- ⊗ DENOTES FOUND MAG NAIL
- ⊕ DENOTES SET MAG NAIL
- DENOTES SET 5/8" IRON PIN W/PLASTIC ID CAP
- X- EXISTING WOVEN WIRE FENCE



SURVEY PLAT FOR  
KENNETH D. PICKARD  
&  
ROBYN N. PICKARD  
SITUATED IN  
VIRGINIA MILITARY SURVEY NO. 523  
UNION TOWNSHIP  
CLINTON COUNTY, OHIO

SOUTHWEST OHIO LAND SURVEYS

P.O. BOX 201  
WILMINGTON, OHIO 45177  
937-382-7939

DATE	SCALE	JOB FILE
JULY 22, 2021 REV.: JULY 26, 2021	1" = 100'	PICKARD5.007

BILL D. MARINE  
O.R. 897, PG. 444  
83.993 AC.  
S.R. 40, PL. 104

ELLEN H. HIATT, TRUSTEE  
OF THE HIATT FAMILY RLTY  
O.R. 816, PG. 723  
90.43 AC. (ORIG.)  
S.R. 9, PG. 46