

BEARING REFERENCE

BEARINGS WERE BASED UPON THE CENTERLINE OF BRIMSTONE AS DENOTED IN VOLUME 28, PLAT 219 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION.
(N 77° 49' 00" W ON THE CENTERLINE).

APPROVED
Clinton Soil & Water
Conservation District

Per Bruce Hughes Date 12/20/2019

Approved by the Clinton County Regional
Planning Commission; no plat required
under the Ohio Revised Code 711.131.
Signed Tyler Stiles Date 12-31-19

FINCASTLE, INC.
D.B. 268, PG. 456
37.47 AC. (CL. CO.)
S.R. 9, PG. 527

22.532 ACRES

CARL D. HOLZHAUER
RHONDA G. HOLZHAUER
O.R. 131, PG. 497
25.53 AC. (ORIG.)
S.R. 12, PG. 542

BETTY STEGEMOLLER
O.R. 1008, PG. 892
ORIG. 48.773 AC.
S.R. 14, PL. 167

NOTES:

- (1) SOURCE DOCUMENTS: DEED REFERENCES & SURVEY RECORDS AS SHOWN.
- (2) ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
- (3) ZONING: R-R
FRONT YARD SETBACK = 105' FROM CENTERLINE
SIDE AND REAR YARD SETBACK = 30'
- (4) "PUBLIC HIGHWAY EASEMENT," DESIGNATES A 35' WIDE STRIP OF LAND LIEING 35' NORTH OF AND PARALLEL TO THE CENTERLINE OF BRIMSTONE ROAD. SAID EASEMENT IS GRANTED IN PERPETUITY AND EXCLUSIVELY TO THE BOARD OF COMMISSIONERS OF CLINTON COUNTY, OHIO FOR PUBLIC HIGHWAY AND ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO ANY UTILITY CONSTRUCTION, RELOCATION AND/OR UTILITY MAINTENANCE WORK DEEMED APPROPRIATE BY THE BOARD OF CLINTON COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER. GRANTORS/OWNERS, FOR THEMSELVES AND THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, RESERVE ALL EXISTING RIGHTS OF INGRESS AND EGRESS TO AND FROM THE RESIDUAL AREA.

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer

Per D. P. Well
Date 12-31-19

Preliminary Access Approval
The Clinton County Engineer
Per D. FRICKE
Date 12-30-2019

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: 12-31-19
Per D. P. Well
Drainage and Driveway Approval
Clinton County Engineer, Date: 12-30-2019
Per A. FRICKE

U.S.A.
D.B. 229, PG. 579
TRACT NO. 700

VOLUME 43 PLAT NO. 38
CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

DATE: 12-31-19

SCALE: 1" = 200'

VIRGINIA MILITARY SURVEY NO.: 770

TOWNSHIP: CHESTER

DEED REFERENCE
VOLUME 131 PAGE 497
VOLUME 942 PAGE 476

CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN AND THAT ALL LEGALLY DUE TAXES HAVE BEEN PAID, AND THAT AS SUCH OWNERS WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

Carl D. Holzhauser
CARL D. HOLZHAUER (OWNER)

Rhonda G. Holzhauser
RHONDA G. HOLZHAUER (OWNER)

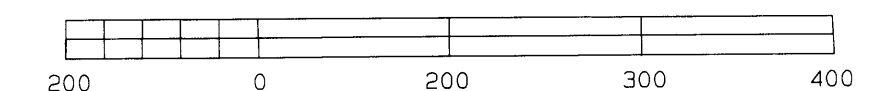
STATE OF OHIO, COUNTY OF CLINTON, SS
BE IT REMEMBERED THAT ON THIS 20 DAY OF December, 2019
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME CARL D. AND RHONDA G. HOLZHAUER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Cassandra Greene
NOTARY PUBLIC



CASSANDRA GREENE
Notary Public, State of Ohio
M. Commission Expires: Mar. 28, 2024
Resided in Clinton County

GRAPHIC SCALE 1" = 200'



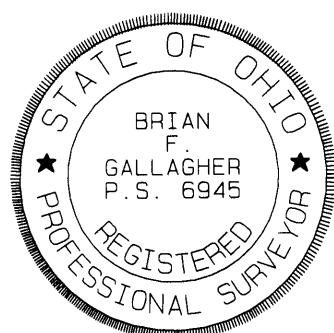
CLINTON COUNTY HEALTH DISTRICT

APPROVED Walt Daniel
DATE 12/30/19 TITLE EH Director

LEGEND

- ⊠ DENOTES FOUND CONC. MON. WITH BRASS DISC
- DENOTES FOUND IRON PIN (SIZE DENOTED)
- ⊙ DENOTES FOUND MAG NAIL
- ⊕ DENOTES SET MAG NAIL
- DENOTES SET 5/8" IRON PIN W/PLASTIC ID CAP
- X- EXISTING WOVEN WIRE FENCE

APPROVED
CLINTON COUNTY ZONING DEPT.
PER WALT DANIEL
DATE 12-20-19 NED R-R



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY
MADE UNDER MY DIRECTION IN DECEMBER, 2019.

Brian F. Gallagher

MINOR SUBDIVISION PLAT FOR CARL D. HOLZHAUER AND RHONDA G. HOLZHAUER SITUATED IN VIRGINIA MILITARY SURVEY NO. 770 CHESTER TOWNSHIP CLINTON COUNTY, OHIO		
SOUTHWEST OHIO LAND SURVEYS P.O. BOX 201 WILMINGTON, OHIO 45177 937-382-7939		
DATE	SCALE	JOB FILE
NOVEMBER 22, 2019	1" = 200'	HOLZHAUER