

# LEGEND

- UTILITY POLE WITH LIGHT
- UTILITY POLE
- MAILBOX
- TELEPHONE PEDESTAL
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 1/2" IRON PIN (FOUND)
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- CHAINLINK FENCE
- STORM SEWER
- SANITARY SEWER
- WATER
- UNDERGROUND ELECTRIC
- COMMUNICATION
- ELECTRIC
- STORM SEWER

## LEGAL DESCRIPTION FROM FIELD SURVEY

SITUATED IN THE CITY OF WILMINGTON, TOWNSHIP OF UNION, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 1170, BEING ALL THAT REMAINS OF THE ORIGINAL 10.713 ACRES TRACT AS DESCRIBED IN A DEED TO DAVID W. CAMP, ALBERT D. WISEMAN, EDWIN N. LOVING, RALPH L. ROBERTS, SR., AND WALTER J. PEELE AND RECORDED IN OFFICIAL RECORD 127, PAGE 403 OF THE CLINTON COUNTY RECORDER'S OFFICE AND AS DESCRIBED IN A DEED TO LONE TREE, LLC AND RECORDED IN OFFICIAL RECORD 854, PAGE 701 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEYORS' RECORD VOLUME 16, PLAT NO. 114, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ROMBACH AVENUE (STATE ROUTE 3~U.S. ROUTE 22) MARKING A SOUTHEASTERLY CORNER OF A 1.00 ACRE TRACT AS DESCRIBED IN A DEED TO M2HW LLC (O.R. 1006, PAGE 561) AND FOUND IN SURVEYORS' RECORD VOLUME 34, PLAT NO. 59, SAID POINT HAVING OHIO STATE PLANE COORDINATES NORTHING 532,310.165', EASTING 1,606,927.910' AND BASED UPON NAD 83 (2011);

THENCE WITH THE EASTERLY LINE OF THE AFORESAID 1.00 ACRE TRACT N 15°15'52" W PASSING A MAG NAIL (SET) REPLACING A MAG NAIL (FOUND) DISTURBED AT 40.03 FEET, A TOTAL DISTANCE OF 226.46 FEET TO A MAG NAIL (SET) OVER A MAG NAIL (FOUND) UNDER THE PAVEMENT;

THENCE WITH THE NORTHERLY LINE OF THE AFORESAID 1.00 ACRE TRACT S 74°08'08" W PASSING A MAG NAIL (FOUND) AT 192.35 FEET MARKING A NORTHEASTERLY CORNER TO AND CONTINUING WITH THE NORTHERLY LINE OF A 1.00 ACRE TRACT AS DESCRIBED IN A DEED TO M2HW LLC (O.R. 871, PAGE 298) AND FOUND IN SURVEYORS' RECORD VOLUME 34, PLAT NO. 59 AND PASSING A 3/4" IRON PIN (FOUND) AT 384.72 FEET MARKING A NORTHEASTERLY CORNER TO AND CONTINUING WITH THE NORTHERLY LINE OF A 1.00 ACRE TRACT AS DESCRIBED IN A DEED TO NADER DAVID (O.R. 1024, PAGE 630) AND FOUND IN SURVEYORS' RECORD VOLUME 34, PLAT NO. 59, A TOTAL DISTANCE OF 577.07 FEET TO A 5/8" IRON PIN (FOUND) IN THE EASTERLY LINE OF A 3.00 ACRES TRACT AS DESCRIBED IN A DEED TO WILMINGTON BOWLING CENTER, INC. (O.R. 221, PAGE 821);

THENCE WITH THE EASTERLY LINE OF THE AFORESAID 3.00 ACRES TRACT N 15°52'29" W, A DISTANCE OF 213.55 FEET TO A 5/8" IRON PIN (FOUND) MARKING A SOUTHEASTERLY CORNER OF AN ORIGINAL 66.401 ACRES TRACT AS DESCRIBED IN A DEED TO ELKS 797 GOLF CLUB INC. (D.B. 280, PAGE 673) AND FOUND IN SURVEYORS' RECORD VOLUME 16, PLAT NO. 114 AND FOUND IN SURVEYORS' RECORD VOLUME 16, PLAT NO. 114;

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 16.082 ACRES TRACT FOR THE NEXT THREE CALLS:

- 1) N 76°37'47" E, A DISTANCE OF 947.01 FEET TO A 1/2" IRON PIN (FOUND);
- 2) S 15°50'09" E, A DISTANCE OF 100.02 FEET TO A 1/2" IRON PIN (FOUND);
- 3) N 74°09'11" E, A DISTANCE OF 224.97 FEET TO A 1/2" IRON PIN (FOUND) IN THE WESTERLY LINE OF AN ORIGINAL 15.872 ACRES "PARCEL 1" AS DESCRIBED IN A DEED TO M.J.M. PROPERTY INVESTMENTS, LLC (O.R. 1009, PAGE 966) AND FOUND IN SURVEYORS' RECORD VOLUME 33, PLAT NO. 79;

THENCE WITH THE WESTERLY LINE OF THE AFORESAID ORIGINAL 15.872 ACRES "PARCEL 1" S 18°48'27" E, A DISTANCE OF 239.91 FEET TO A 5/8" IRON PIN (SET) IN THE NORTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE (STATE ROUTE 3~U.S. ROUTE 22) PER (CLI-73-12.03) MARKING A NORTHWESTERLY CORNER OF A 0.222 ACRES "PARCEL 12-WD" AS DESCRIBED IN A DEED TO THE STATE OF OHIO (O.R. 754, PAGE 702) AND A NORTHEASTERLY CORNER OF A 0.190 ACRES "PARCEL 13-WD" AS DESCRIBED IN A DEED TO THE STATE OF OHIO (O.R. 677, PAGE 430);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE (STATE ROUTE 3~U.S. ROUTE 22) AND THE NORTHERLY LINE OF THE AFORESAID 0.190 ACRES "PARCEL 13-WD" S 69°41'31" W, A DISTANCE OF 152.89 FEET TO A 5/8" IRON PIN (SET);

THENCE WITH THE RIGHT-OF-WAY OF ROMBACH AVENUE (STATE ROUTE 3~U.S. ROUTE 22) AND THE WESTERLY LINE OF THE AFORESAID 0.190 ACRES "PARCEL 13-WD" S 15°36'17" E, A DISTANCE OF 47.60 FEET TO A POINT IN THE CENTERLINE OF ROMBACH AVENUE (STATE ROUTE 3~U.S. ROUTE 22);

THENCE WITH THE CENTERLINE OF ROMBACH AVENUE (STATE ROUTE 3~U.S. ROUTE 22) S 74°10'32" W, A DISTANCE OF 453.66 FEET TO THE POINT OF BEGINNING, CONTAINING 7.518 ACRES OF LAND.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 253 58' 22.2") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION OHFY AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT 1043 AND DERIVED FROM GPS OBSERVATIONS TAKEN MARCH 23, 2020, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).

LAND SURVEYED IN MARCH 2020, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S20-144 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO, AND FOUND IN SURVEYOR'S RECORD VOLUME 34, PLAT NO. 59 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

ALL IRON PINS (SET) ARE 5/8" DIAMETER WITH 1-1/4" DIAMETER PLASTIC CAPS STAMPED "McCARTY ASSOCIATES".

## LEGAL DESCRIPTION AS FOUND IN TITLE COMMITMENT

SITUATED IN THE CITY OF WILMINGTON, COUNTY OF CLINTON, STATE OF OHIO; AND KNOWN AS BEING PARTS OF MILITARY SURVEY NO. 1170 AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 73 WITH THE CENTERLINE OF ROMBACH AVENUE (U.S. ROUTE 22/STATE ROUTE 3);

THENCE WITH THE CENTERLINE OF ROMBACH AVENUE, NORTH 71 DEG. 52' 05" EAST, 605.07 FEET TO A NAIL AT THE REAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; RUNNING:

THENCE FROM SAID POINT OF BEGINNING, WITH A LINE OF THE HEREIN GRANTOR'S LANDS, NORTH 18 DEG. 07' 55" WEST, (PASSING AN IRON PIN AT 40.00 FEET) A DISTANCE OF 440.00 FEET TO AN IRON PIN;

THENCE BY NEW DIVISION LINES, ON THE FOLLOWING COURSES:

- (1) NORTH 74 DEG. 20' 36" EAST, 947.00 FEET TO A POINT;
- (2) SOUTH 18 DEG. 07' 55" EAST, 100.00 FEET TO A POINT;
- (3) NORTH 71 DEG. 52' 05" EAST 225.00 FEET TO A POINT;

THENCE WITH A LINE OF THE HEREIN GRANTOR'S LANDS, SOUTH 21 DEG. 07' 04" EAST, (PASSING AN IRON PIN AT 259.33 FEET) A DISTANCE OF 300.00 FEET TO A SPIKE;

THENCE WITH THE CENTERLINE OF ROMBACH AVENUE, ON THE FOLLOWING COURSES:

- (1) SOUTH 72 DEG. 05' 38" WEST, 125.05 FEET TO A SPIKE;
- (2) SOUTH 71 DEG. 52' 05" WEST, 1061.78 FEET TO THE REAL POINT OF BEGINNING;

CONTAINING TEN AND SEVEN HUNDRED THIRTEEN THOUSANDTHS (10.713) ACRES, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING (OR 496, PG. 89):

SITUATE IN THE STATE OF OHIO, COUNTY OF CLINTON, CITY OF WILMINGTON, AND BEING A PART OF VIRGINIA MILITARY SURVEY NUMBER 1170, AND BEING ALL OF LOT NUMBER ONE (1), QUAIL LAKES, AS RECORDED IN PLAT BOOK 8, PAGE 111-B OF THE PLAT RECORDS OF CLINTON COUNTY, OHIO, CONTAINING 3 ACRES.

ALSO LESS AND EXCEPT THE FOLLOWING (OR 677, PG. 430):

SITUATED IN CITY OF WILMINGTON, CLINTON COUNTY AND STATE OF OHIO; AND KNOWN AS BEING PART OF THE MILITARY SURVEY 1170, BEING CONVEYED TO CAMP DAVID AND ALBERT WISEMAN BY INSTRUMENT OF RECORD IN OFFICIAL RECORD 33, PAGE 114 AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT THE INTERSECTION OF U.S. ROUTE 22 AND EXISTING S.R. 73 STATION 117 + 64.18 (U.S. ROUTE 22);

THENCE NORTH 74 DEG. 08' 44" EAST 1361.60 ALONG SAID U.S. ROUTE 22 TO A POT AT STATION 131 + 25.78;

THENCE NORTH 74 DEG. 22' 18" EAST 429.97 FEET TO THE GRANTOR'S SOUTHEASTERLY CORNER AND THE SOUTHWESTERLY CORNER OF AT 15.872 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL J. SEPLA AND JANET M. SEPLA BY INSTRUMENT OF RECORD IN OFFICIAL RECORD 482, PAGE 473, SAID POINT ALSO BEING 0.00 FEET RIGHT OF CENTERLINE STATION 135 + 55.75 (U.S. ROUTE 22), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 74 DEG. 22' 18" WEST, 155.75 FEET ALONG THE CENTERLINE OF U.S. ROUTE 22, GRANTOR'S SOUTHERLY LINE AND THE NORTHERLY LINE OF A 138.098 ACRE TRACT OF LAND AS CONVEYED TO WILLIAM J. STEINKOLK AND RICHARD B. STEINKOLK BY INSTRUMENT OF RECORD IN OFFICIAL RECORD 249, PAGE 422 TO A POINT AT 0.00 FEET RIGHT OF CENTERLINE STATION 134 + 00.00 (U.S. ROUTE 22);

THENCE NORTH 15 DEG. 37' 42" WEST, 47.46 FEET TO AN IRON PIN SET AT 47.46 FEET LEFT OF CENTERLINE STATION 134 + 00.00 (U.S. ROUTE 22);

THENCE NORTH 69 DEG. 40' 06" EAST, 152.89 FEET TO AN IRON PIN SET IN GRANTOR'S EASTERLY LINE AND THE WESTERLY LINE OF SAID 15.872 ACRE TRACT OF LAND, SAID POINT BEING 60.00 FEET LEFT OF CENTERLINE STATION 135 + 52.38 (U.S. ROUTE 22);

THENCE SOUTH 18 DEG. 50' 41" EAST, 80.09 FEET ALONG GRANTOR'S EASTERLY LINE AND THE WESTERLY LINE OF SAID 15.872 ACRE TRACT TO THE POINT OF BEGINNING.

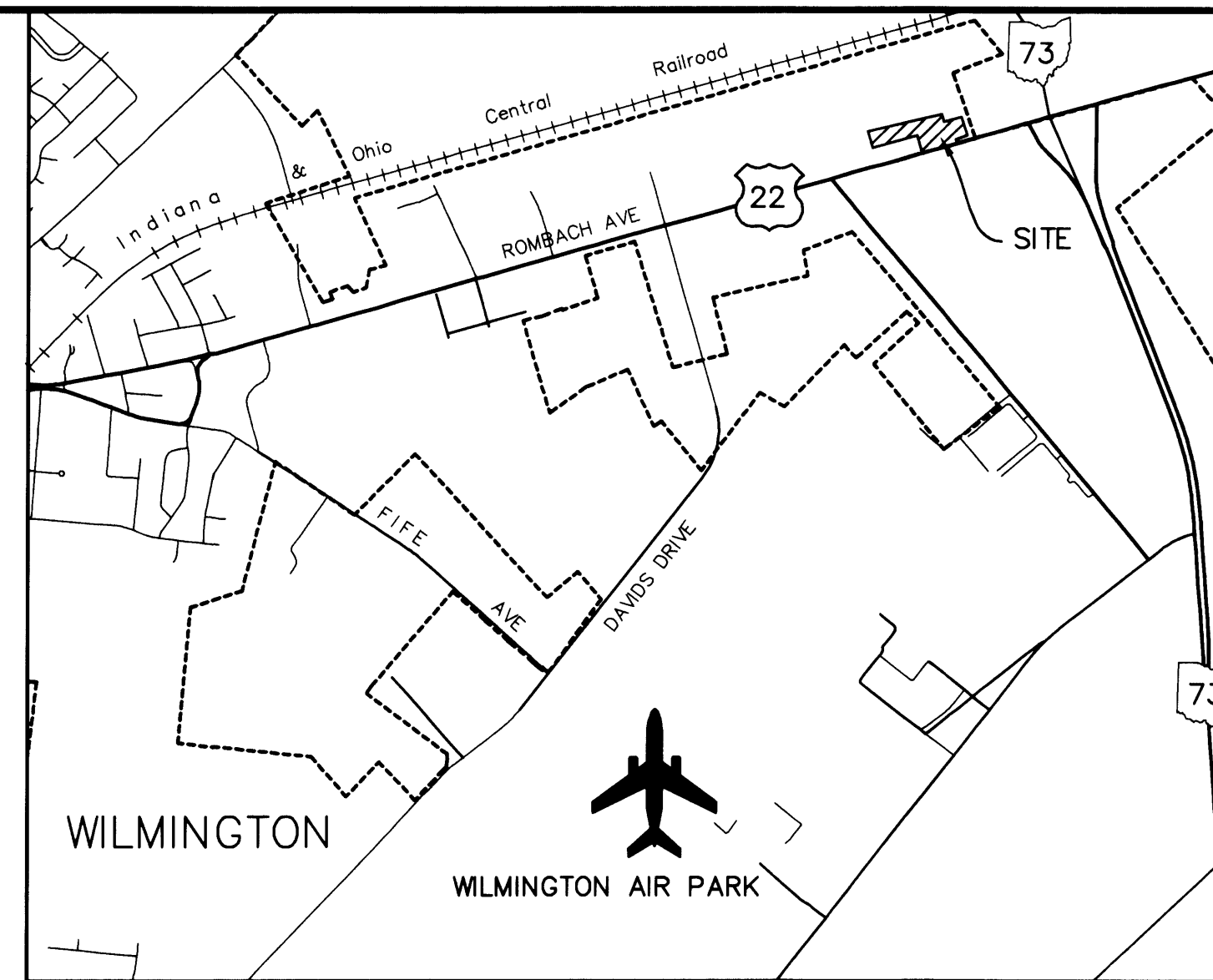
THE ABOVE DESCRIBED AREA CONTAINS 0.190 ACRES, MORE OR LESS, OF WHICH THE PRESENT ROAD OCCUPIES 0.142 ACRES, MORE OR LESS.

THE BASIS OF BEARING IN THIS DESCRIPTION ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE NAD 83(1995) UTILIZING NGS MONUMENTS STAMPED "GPS 19 2000", "GPS 18 2000" AND "GPS 22 2000".

THE STATIONS REFERRED TO HEREIN ARE FROM THE CENTERLINE OF RIGHT-OF-WAY OF U.S. ROUTE 22 AS FOUND ON THE OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CENTERLINE PLAT CLI-73-12.03 TO BE RECORDED IN THE CLINTON COUNTY RECORDER'S OFFICE.

MONUMENTS REFERRED TO AS IRON PINS SET ARE 3/4" INCH DIAMETER, 30 INCH LONG IRON BARS WITH A 1/2" INCH DIAMETER ALUMINUM CAP MARKED "ODOT RAW, DISTRICT 8".

PPN: 290170302000000



## VICINITY MAP

1" = 2000'

APPROVED FOR MATHEMATICAL ACCURACY  
Clinton County Engineer

Per: *[Signature]*  
Date: 4-2-20

## EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY,  
ORDER NO. 8203502, DATED FEBRUARY 18, 2020, SCHEDULE B, SECTION 2,

12 THE 797 ELKS GOLF CLUB, INC. O.R. 278, PAGE 850 AFFECTS SUBJECT PROPERTY  
EASEMENTS AND/OR RIGHT-OF-WAY O.R. 286, PAGE 189 AS SHOWN ON PLAT

## ENCROACHMENTS

- 1 GOLF TEE ENCROACHES 18.1' SOUTH OF R.
- 2 STONE DRIVE ENCROACHES 22.6' SOUTH OF R.
- 3 STONE DRIVE ENCROACHES 21.8' EAST OF R.
- 4 OVERHEAD ELECTRIC ENCROACHES 12.0' EAST OF EASEMENT.

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 253 58' 22.2") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION OHFY AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT 1043 AND DERIVED FROM GPS OBSERVATIONS TAKEN MARCH 23, 2020, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).

(TRIMBLE FILE 20144 03-23-20)

P.O.B. 7.518 Ac. N 532,310.165' E 1,606,927.910'

## EXISTING ZONING

SC - SUBURBAN COMMERCIAL DISTRICT  
MAXIMUM STRUCTURAL COVERAGE = 30%  
MAXIMUM IMPERVIOUS COVERAGE = 60%

	PRIMARY STRUCTURE	ACCESSORY STRUCTURE
MAXIMUM BUILDING HEIGHT =	50 FT.	50 FT.
MINIMUM FRONT YARD =	50 FT.	NOT PERMITTED IN FRONT YARD
MINIMUM SIDE YARD (INDIVIDUAL) =	20 FT.	20 FT.
MINIMUM SIDE YARD (COMBINED) =	40 FT.	40 FT.
MINIMUM REAR YARD =	40 FT.	40 FT.
MINIMUM SETBACK FROM RESIDENTIAL USE OR DISTRICT =	50 FT.	50 FT.
LOT AREA =	NONE	
MINIMUM LOT FRONTAGE =	100 FT.	
MINIMUM LOT WIDTH =	100 FT.	

DEED REFERENCE  
DAVID W. CAMP, ALBERT D. WISEMAN, RALPH L. ROBERTS, SR., WALTER J. PEELE  
O.R. 127, PAGE 403  
ORIG. 10.713 AC.  
S.R. 16, PLAT NO. 114  
LONE TREE, LLC  
O.R. 854, PAGE 701  
TRACT SIX  
ORIG. 10.713 AC.  
S.R. 16, PLAT NO. 114

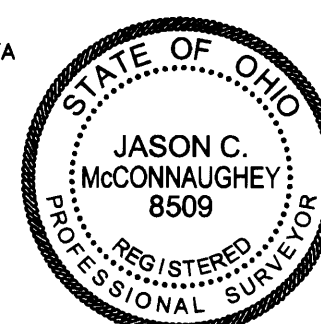
ADDRESS: ROMBACH AVENUE  
WILMINGTON, OHIO 45177

ALTA/NSPS LAND TITLE SURVEY FOR  
**R.L.R. INVESTMENTS, LLC**  
UNION TOWNSHIP  
CITY OF WILMINGTON  
CLINTON COUNTY, OHIO  
V.M.S. No. 1170

**McCARTY ASSOCIATES, LLC**  
ARCHITECTS—ENGINEERS—SURVEYORS  
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480  
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500  
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828

www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MARCH 26, 2020	1" = 50'	S20-144



## SURVEYOR'S CERTIFICATION

TO : RALPH L. ROBERTS; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

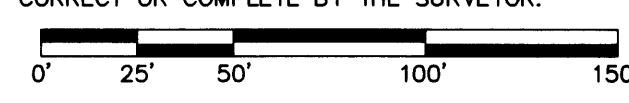
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2020.

*[Signature]* 4-2-2020  
JASON C. MCCONNAUGHEY, P.S. 8509  
jmc@mccartyassociates.com

NAME	LONGITUDE	ELLIPSOID OHIO STATE PLANE COORDINATES	NAVD 88
CW4	39°27'25.46783"N	83°48'40.55723"W	1,598,276.817
RESIDUALS			ΔN = -0.035 SFT
CL021	39°27'11.35943"N	83°47'03.68389"W	1,060.365
RESIDUALS			ΔN = 0.035 SFT
FAYETTE COUNTY CORP ARS OHFY	39°31'33.47405"N	83°28'34.39569"W	16931.36-647
LOCAL CONTROL MONUMENT 1043	39°27'17.86520"N	83°46'50.97190"W	950.982
LOCAL SITE SETTINGS			532486.065
GROUND SCALE FACTOR: 1.00010872719823			1606858.431
GEIOD MODEL: GEIOD18 (CONUS)			1058.408
LOCAL GROUND COORDINATES			NGVD 88
NORTHING			532486.065
EASTING			1606858.431
ELEVATION			1058.408
UNITS ARE IN U.S. SURVEY FEET (SFT)			

NOTES  
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.  
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.  
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.  
THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND OBSERVED EVIDENCE AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.

BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES OUTSIDE FLOOD HAZARD "ZONE A," ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39027C01330, DATED MAY 3, 2010 & PANEL NO. 39027C01350 DATED MAY 3, 2010.



2014 SURVEY PLAT