

## ENCROACHMENTS

1 NA

## EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 263°41'49.0") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 4, 2019, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 19241 10-07-19)

P.O.B. N 549,714.328' E 1,615,852.269'

NAME  
CLI022

CLI022A

FAYETTE  
COUNTY CORRS ARP  
OHFYLOCAL CONTROL  
MONUMENT "2001"

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS  
NAD 83 (2011)  
LATITUDE LONGITUDE HEIGHT NORTHING EASTING ELEVATION  
39°28'11.03316"N 83°44'43.35575"W 947.580 537724.803 1616940.994 1054.767  
RESIDUALS  
39°28'03.65549"N 83°44'53.59745"W 945.728 536898.528 1616127.632 1052.929  
RESIDUALS  
39°31'33.47405"N 83°28'34.39569"W 905.610 557277.356 1693136.647 1011.702

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS  
39°29'58.71464"N 83°45'09.29189"W 946.755 548646.586 1615058.484 1054.085

GROUND SCALE FACTOR: 1.00010726438741 LOCAL GROUND COORDINATES NAVD 88  
GEOID MODEL: GEOID12A (CONUS) NORTHING EASTING ELEVATION  
548646.586 1615058.484 1054.085  
UNITS ARE IN U.S. SURVEY FEET (SFT)

APPROVED FOR MATHEMATICAL ACCURACY

Clinton County Engineer

Per: *Dr. J. C. McConnaughey*

Date: 5-27-20

VOLUME 43 PLAT NO. 91  
CLINTON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE APRIL 25, 2020  
SCALE 1"=100'  
DEED REFERENCE  
DOC. No. 2019-00005683  
TOWNSHIP UNION  
MILITARY SURVEY NUMBER 2714

## LEGAL DESCRIPTION FROM TITLE COMMITMENT

## Preliminary Access Approval

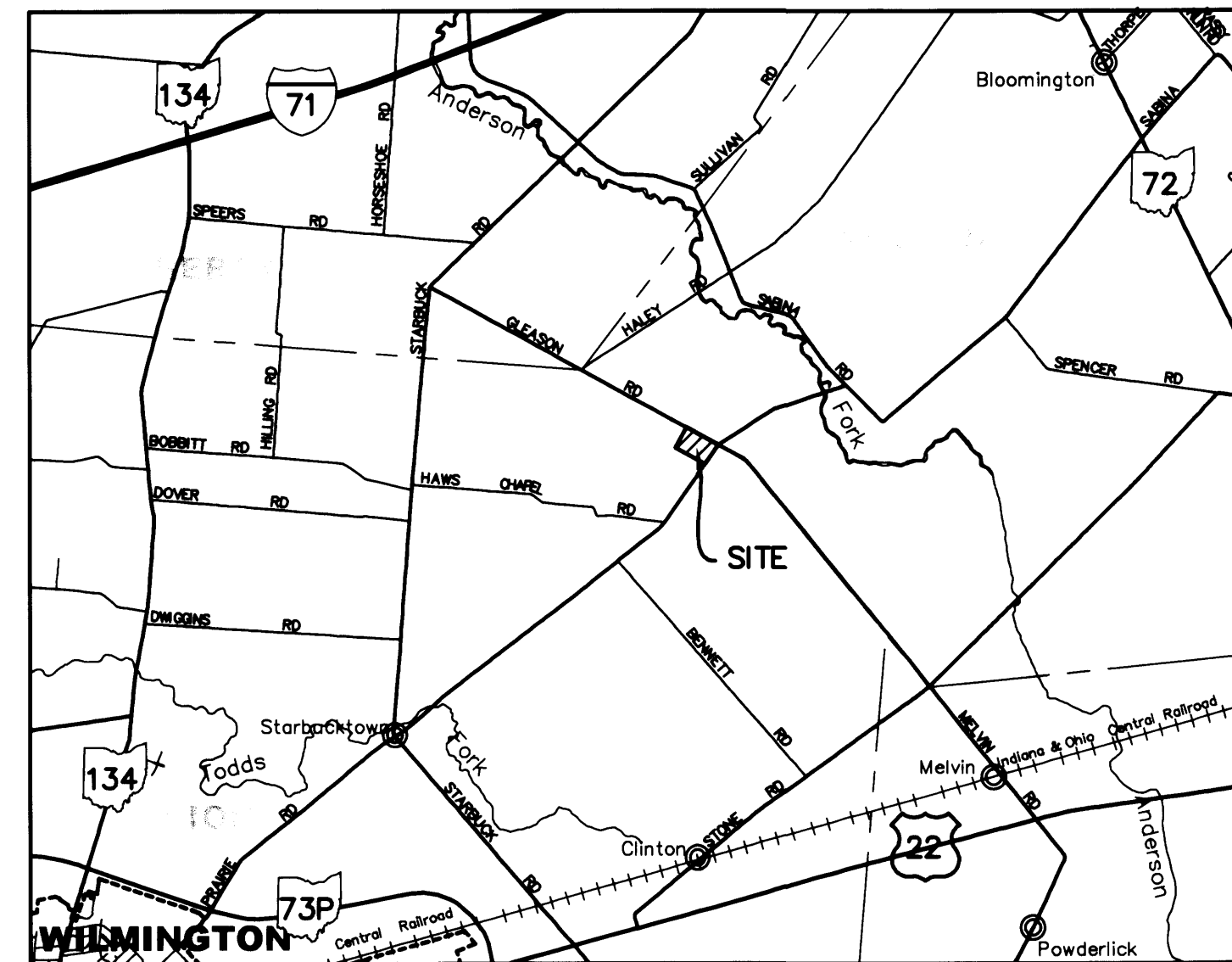
The Clinton County Engineer

Per *A. FRICKE*

Date 5.21.2020

APPROVED  
CLINTON COUNTY ZONING DEPT.PER *Shelley Malone*

DATE 5.21.2020 ZONED A-3



## VICINITY MAP

1"= 1 MILE

## LEGAL DESCRIPTION FROM FIELD SURVEY

SITUATED IN THE TOWNSHIP OF UNION, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 2714, AND BEING A PART (20.001 ACRES) OF THE 128.330 ACRES TRACT AS DESCRIBED IN A DEED TO L.T. LAND DEVELOPMENT, LLC AND RECORDED IN DOCUMENT NO. 2019-00005683 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEY RECORD VOLUME 43, PLAT 28-32, AND BEING FURTHER BOUNDED AND DESCRIBE AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) AT THE CENTERLINE INTERSECTION OF PRAIRIE ROAD (COUNTY ROAD NO. 21), GLEASON ROAD (COUNTY ROAD NO. 9), AND MELVIN ROAD (COUNTY ROAD NO. 9), SAID SPIKE BEING IN THE LINE BETWEEN THE TOWNSHIP OF WILSON AND THE TOWNSHIP OF UNION AND IN THE LINE BETWEEN V.M.S. NO. 887 AND V.M.S. NO. 2714, AND HAVING OHIO STATE PLANE COORDINATES NORTHING 549,714.328 FEET, EASTING 1,615,852.269 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011):  
THENCE WITH THE CENTERLINE OF PRAIRIE ROAD S 34°53'40" W, A DISTANCE OF 769.01 FEET TO A MAG NAIL (SET);  
THENCE WITH A NEW DIVISION LINE N 61°31'08" W PASSING A 5/8" IRON PIN (SET) AT 25.09 FEET, A TOTAL DISTANCE OF 1097.18 FEET TO A 5/8" IRON PIN (SET);  
THENCE WITH ANOTHER NEW DIVISION LINE N 28°29'27" E PASSING A 5/8" IRON PIN (SET) AT 739.20 FEET, A TOTAL DISTANCE OF 764.20 FEET TO A MAG NAIL (SET) IN THE CENTERLINE OF THE AFOREMENTIONED GLEASON ROAD;

THENCE WITH THE CENTERLINE OF GLEASON ROAD S 61°31'08" E, A DISTANCE OF 1182.95 FEET TO THE POINT OF BEGINNING, CONTAINING 20.001 ACRES OF LAND.  
SUBJECT TO ALL OTHER LEGAL EASEMENTS AND RIGHTS OF WAY OF RECORD.  
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 263°41'49.0") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 4, 2019, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).

LAND SURVEYED IN OCTOBER 2019 AND APRIL 2020, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S20-158 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO AND BEING SURVEY RECORD 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".

## LEGEND

● 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"

○ 5/8" IRON PIN (FOUND)

✕ RAILROAD SPIKE (FOUND)

● MAG NAIL (SET)

✕ MAILBOX

✕ SIGN

✕ UTILITY POLE

□ UTILITY PEDESTAL

---ST--- STORM SEWER

---E--- OVERHEAD ELECTRIC

--- CENTERLINE

---R/W--- RIGHT-OF-WAY

## 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 X," ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39027C00450, DATED MAY 3, 2010.

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A COPY OF COMMITMENT OF TITLE OR OTHER ABSTRACT OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.

## SURVEYOR'S CERTIFICATION

TO:

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/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1) 8, 9, 11, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2020.

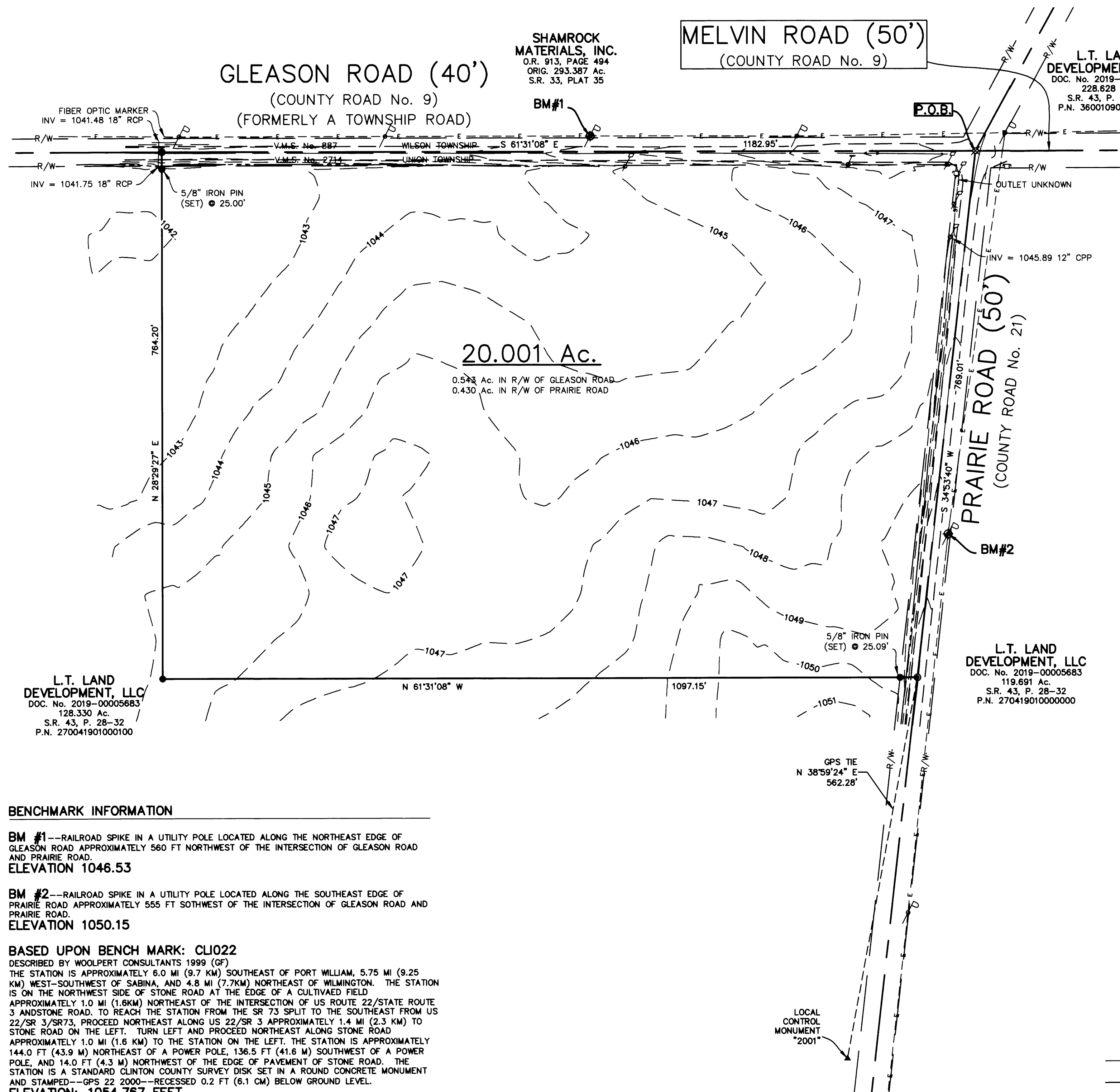
*Jason C. McConnaughey*  
JASON C. MCCONNAUGHEY, P.S. 8509  
jmc@mccartyassociates.com

4-28-2020

DATE

## DEED REFERENCE

L.T. LAND  
DEVELOPMENT, LLC  
DOC. No. 2019-00005683  
128.330 Ac.  
S.R. 43, P. 28-32  
P.N. 270041901000100



## BENCHMARK INFORMATION

BM #1--RAILROAD SPIKE IN A UTILITY POLE LOCATED ALONG THE NORTHEAST EDGE OF GLEASON ROAD APPROXIMATELY 560 FT NORTHWEST OF THE INTERSECTION OF GLEASON ROAD AND PRAIRIE ROAD.  
ELEVATION 1046.53

BM #2--RAILROAD SPIKE IN A UTILITY POLE LOCATED ALONG THE SOUTHEAST EDGE OF PRAIRIE ROAD APPROXIMATELY 555 FT SOUTHWEST OF THE INTERSECTION OF GLEASON ROAD AND PRAIRIE ROAD.  
ELEVATION 1050.15

## BASED UPON BENCH MARK: CLI022

DESCRIBED BY WOOLPERT CONSULTANTS 1999 (99)  
THE STATION IS APPROXIMATELY 6.0 MI (9.7 KM) SOUTHEAST OF PORT WILLIAM, 5.75 MI (9.25 KM) WEST-SOUTHWEST OF SABINA, AND 4.8 MI (7.7 KM) NORTHEAST OF WILMINGTON. THE STATION IS ON THE NORTHWEST SIDE OF STONE ROAD AT THE EDGE OF A CULTIVATED FIELD APPROXIMATELY 1.0 MI (1.6 KM) NORTHEAST OF THE INTERSECTION OF US ROUTE 22/STATE ROUTE 3 AND STONE ROAD. TO REACH THE STATION FROM THE SR 73 SPLIT TO THE SOUTHEAST FROM US 22/SR 3/SR73, PROCEED NORTHEAST ALONG US 22/SR 3 APPROXIMATELY 1.4 MI (2.3 KM) TO STONE ROAD ON THE LEFT. TURN LEFT AND PROCEED NORTHEAST ALONG STONE ROAD APPROXIMATELY 1.0 MI (1.6 KM) TO THE STATION ON THE LEFT. THE STATION IS APPROXIMATELY 144.0 FT (43.9 M) NORTHEAST OF A POWER POLE, 136.5 FT (41.6 M) SOUTHWEST OF A POWER POLE, AND 14.0 FT (4.3 M) NORTHWEST OF THE EDGE OF PAVEMENT OF STONE ROAD. THE STATION IS A STANDARD CLINTON COUNTY SURVEY DISK SET IN A ROUND CONCRETE MONUMENT AND STAMPED--GPS 22 2000--RECESSED 0.2 FT (6.1 CM) BELOW GROUND LEVEL.  
ELEVATION: 1054.767 FEET

## ZONING

AGRICULTURE-RESIDENTIAL TRANSITION DISTRICT (A-3)

MINIMUM LOT AREA: 2 Ac.

MINIMUM LOT WIDTH: 150 FT.

MINIMUM YARD SETBACK AND BUILDING HEIGHT

FRONT YARD SETBACK (FROM E/FROM R/W) =105/70 FT.

SIDE YARD SETBACK (PROPERTY LINE/PRIMARY STRUCTURE/ACCESSORY STRUCTURE) =30/10 FT.

REAR YARD SETBACK (PROPERTY LINE/PRIMARY STRUCTURE/ACCESSORY STRUCTURE) =30/10 FT.

MAXIMUM BUILDING HEIGHT = 50 FT.

MAXIMUM STRUCTURE OR IMPERVIOUS SURFACE COVERAGE OF THE LOT AS A PERCENTAGE OF THE LOT AREA = 30%

MINIMUM BUILDING AREA = 864 Sq. Ft. OF HABITABLE FLOOR AREA FOR SINGLE DWELLING UNIT

## UTILITIES

ELECTRICITY DAYTON POWER AND LIGHT CO.  
1900 DRYDEN ROAD  
DAYTON, OHIO 45439  
(937) 331-4860

TELEPHONE FRONTIER COMMUNICATIONS  
19 E CENTRAL AVENUE  
DELAWARE, OH 43015  
(740) 369-1347

AT&T  
8372 E BROAD STREET  
REYNOLDSBURG, OHIO 43068

0' 50' 100' 200' 300'

## REVISIONS

04/28/2020

ADDRESS: PRAIRIE ROAD  
WILMINGTON, OHIO 45177

ALTA/NSPS LAND TITLE SURVEY OF  
L.T. LAND DEVELOPMENT, LLC  
PROPERTY  
UNION TOWNSHIP  
CLINTON COUNTY, OHIO  
V.M.S. No. 2714

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. 513-722-0500 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.
APRIL 25, 2020	1"=100'	S20-158