

UTILITY OWNERS	
ELECTRIC	GAS
AES OHIO 1900 DRYDEN ROAD DAYTON, OHIO 45439 (800) 433-8500	CENTERPOINT ENERGY 6500 CLO ROAD DAYTON, OHIO 45459 (800) 272-1376
WATER	TELEPHONE/CABLE/INTERNET
CLINTON COUNTY ENGINEER 1326 FIFE AVENUE WILMINGTON, OH 45177 (937) 382-2078	FRONTIER COMMUNICATIONS 731 EAST MAIN STREET TROTWOOD, OH 45426 (937) 608-9380
ODOT DISTRICT 8 STREET 3600 STATE ROUTE 132 AMELIA, OH 45102 (513) 797-6008	CHARTER COMMUNICATIONS MORAIN, OH 45409 (937) 398-1641
WESTERN WATER COMPANY 3639 BENNETT ROAD MORROW, OHIO 45152 (513) 722-1682	LUMEN 100 CENTURYLINK DRIVE MONROE, LA 71203 (800) 871-9244

ENCROACHMENTS
NONE

EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT			
ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE No. GLW2400568, DATED APRIL 3, 2024, SCHEDULE B, PART II			
12 STANDARD OIL COMPANY RESERVATION, RESTRICTIONS, CONVENANTS, LIMITATIONS, EASEMENTS	D.B. 254, PAGE 655 APRIL 13, 1973	AFFECTS SUBJECT PROPERTY ENTIRE PROPERTY	
AGREEMENT FOR PARTIAL RELEASE	O.R. 267, PAGE 319 JUNE 17, 1998	DOES NOT AFFECT SUBJECT PROPERTY	
13 CLINTON COUNTY RURAL WATER COMPANY 12' RIGHT-OF-WAY EASEMENT	D.B. 33, PAGE 871 MARCH 3, 1988	AFFECTS SUBJECT PROPERTY SHOWN ON PLAT	
14 RIGGS & DICKEN PROPERTIES 50' ACCESS AND ROAD EASEMENT	O.R. 93, PAGE 490 JULY 8, 1999 S.R. 22, PLAT 223	AFFECTS SUBJECT PROPERTY SHOWN ON PLAT	
15 FREDERICK R. SIMPSON & JUDITH V. SIMPSON 50' ACCESS AND ROAD EASEMENT	O.R. 308, PAGE 552 JULY 8, 1999 S.R. 22, PLAT 223	AFFECTS SUBJECT PROPERTY SHOWN ON PLAT PROVIDES ACCESS TO WEST CURRY ROAD	
16 FREDERICK R. SIMPSON & JUDITH V. SIMPSON TRUSTEES 50' ACCESS AND ROAD EASEMENT	O.R. 321, PAGE 566 NOVEMBER 10, 1999 S.R. 22, PLAT 223	AFFECTS SUBJECT PROPERTY SHOWN ON PLAT PROVIDES ACCESS TO WEST CURRY ROAD	
17 UTILITY EASEMENT 10' UTILITY EASEMENT	S.R. 37, PAGE 275 PLAT BOOK 8, PAGE 155A-156A	AFFECTS SUBJECT PROPERTY SHOWN ON PLAT	

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS			
NAME LEBANON CORS ARP LEBA	NAD 83 (2011) LATITUDE 39°25'49.78838"N	LONGITUDE 84°16'59.28360"W	HEIGHT 739.654
ELLIPSOID NORTHING EASTING ELEVATION	531842.0727 1605852.1262	518.532 1588662.515	88 1022.448 850.182
CLIO21	39°27'11.35943"N RESIDUALS	83°47'03.68389"W RESIDUALS	952.832 ± 0.035 SFT
CLIO16	39°31'27.63286"N RESIDUALS	83°50'47.79384"W RESIDUALS	918.532 ± 0.158 SFT
TOWER (3401)	SITE BASE STATION "TOWER (3401)" 39°31'22.54608"N RESIDUALS	LOCAL SITE SETTINGS 83°51'06.82625"W RESIDUALS	914.907 557531.495
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 75°32'03.9") BETWEEN NATIONAL GEODETIC SURVEY CORM STATION "LEBA" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "TOWER (3401)" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 14, 2016, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).	GROUND SCALE FACTOR: 1.0001048466 GEOID MODEL: GEOID12A (CONUS)	LOCAL GROUND COORDINATES NORTHING EASTING UNITS ARE IN U.S. SURVEY FEET (SFT)	NAVD 88 ELEVATION 1022.841
P.O.B.	N 557,446.279'	E 1,587,112.065'	

VOLUME _____ PLAT NO. _____
 CLINTON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE APRIL 18, 2024
 SCALE 1"=100'
 DEED REFERENCE
 DOCUMENT No. 2020-0006793
 TOWNSHIP LIBERTY
 MILITARY SURVEY NUMBER 1733

VICINITY MAP
1" = 1/2 MILE

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 IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.
 NO EVIDENCE OF STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 SUBJECT PROPERTY HAS AN EXISTING ACCESS POINT TO WEST CURRY ROAD BY EASEMENT AS FOUND IN O.R. 308, PAGE 552, O.R. 321, PAGE 566 AND S.R. 22, PLAT 223.
 BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES OUTSIDE FLOOD HAZARD ZONE _____ ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39027C0050E, DATED NOVEMBER 19, 2021.

LEGAL DESCRIPTION FROM SURVEY

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 1733, AND ALL OF WHAT REMAINS (11.154 ACRES) OF THE ORIGINAL 13.950 ACRES TRACT AS CONVEYED TO DIVERSE BUILDING SOLUTIONS INC. AND RECORDED IN DOCUMENT NO. 2020-0006793 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEY RECORD 19, PLAT 268, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN (FOUND) MARKING A CORNER OF WEST CURRY ROAD (COUNTY ROAD NO. 65) AS RECORDED IN RECORDED IN PLAT BOOK 8, PAGE 155A OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEY RECORD 37, PLAT 275, BEING IN A SOUTHERLY LINE OF A 12.588 ACRES TRACT AS CONVEYED TO RODNEY WALLEY AND JESSICA WALLEY (DOC NO. 2023-0002412) AND FOUND IN SURVEY RECORD 14, PLAT 296, AND THE NORTHEASTERLY CORNER OF A 2.199 ACRES TRACT AS CONVEYED TO R. L. R. INVESTMENTS, L.L.C. (O.R. 987, PAGE 662) AND FOUND IN SURVEY RECORD 41, PLAT 173;

THENCE WITH THE WESTERLY LINE OF WEST CURRY ROAD AND EASTERLY LINE OF THE AFORESAID 2.199 ACRES TRACT S 31°44'02" W, A DISTANCE OF 165.04 FEET TO A 5/8" IRON PIN (FOUND) MARKING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED AND HAVING OHIO STATE PLANE COORDINATES NORTHING 557,446.279 FEET, EASTING 1,587,112.065 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);

THENCE WITH THE WESTERLY LINE OF WEST CURRY ROAD S 31°44'16" W, A DISTANCE OF 574.93 FEET TO A 1/2" IRON PIN (FOUND) MARKING THE NORTHEASTERLY CORNER OF WHAT REMAINS OF AN ORIGINAL 13.949 ACRES TRACT AS CONVEYED TO DONALD J. WEDEMYER AND DEBORAH E. WEDEMYER, TRUSTEES OF THE DONALD AND DEBORAH WEDEMYER LIVING TRUST (DOC. NO. 2020-0001200) AND FOUND IN SURVEY RECORD 19, PLAT 268;

THENCE WITH THE NORTHERLY LINE OF WHAT REMAINS OF THE AFORESAID ORIGINAL 13.949 ACRES TRACT N 57°10'18" W, A DISTANCE OF 790.37 FEET TO A 1/2" IRON PIN (FOUND) BEING IN THE EASTERLY LINE OF WHAT REMAINS OF AN ORIGINAL 17.623 ACRES "TRACT 1" AS CONVEYED TO ROXANNA STORAGE, LLC (DOC. NO. 2022-0004613) SURVEY RECORD 14, PLAT 296;

THENCE WITH THE EASTERLY LINE OF WHAT REMAINS OF THE AFORESAID ORIGINAL 17.623 ACRES "TRACT 1" S 32°23'10" E, A DISTANCE OF 739.96 FEET TO A 1/2" IRON PIN (FOUND) MARKING THE SOUTHEASTERLY CORNER OF A 9.514 ACRES "TRACT 1" AS CONVEYED TO R.L.R. INVESTMENTS, L.L.C. (O.R. 648, PAGE 64) SURVEY RECORD 22, PLAT 223 AND THE SOUTHWESTERLY CORNER OF THE AFORESAID 12.588 ACRES TRACT AS CONVEYED TO RODNEY WALLEY AND JESSICA WALLEY (DOC NO. 2023-0002412) AND FOUND IN SURVEY RECORD 14, PLAT 296;

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 12.588 ACRES TRACT S 57°09'53" E, A DISTANCE OF 201.14 FEET TO A 5/8" IRON PIN (FOUND);

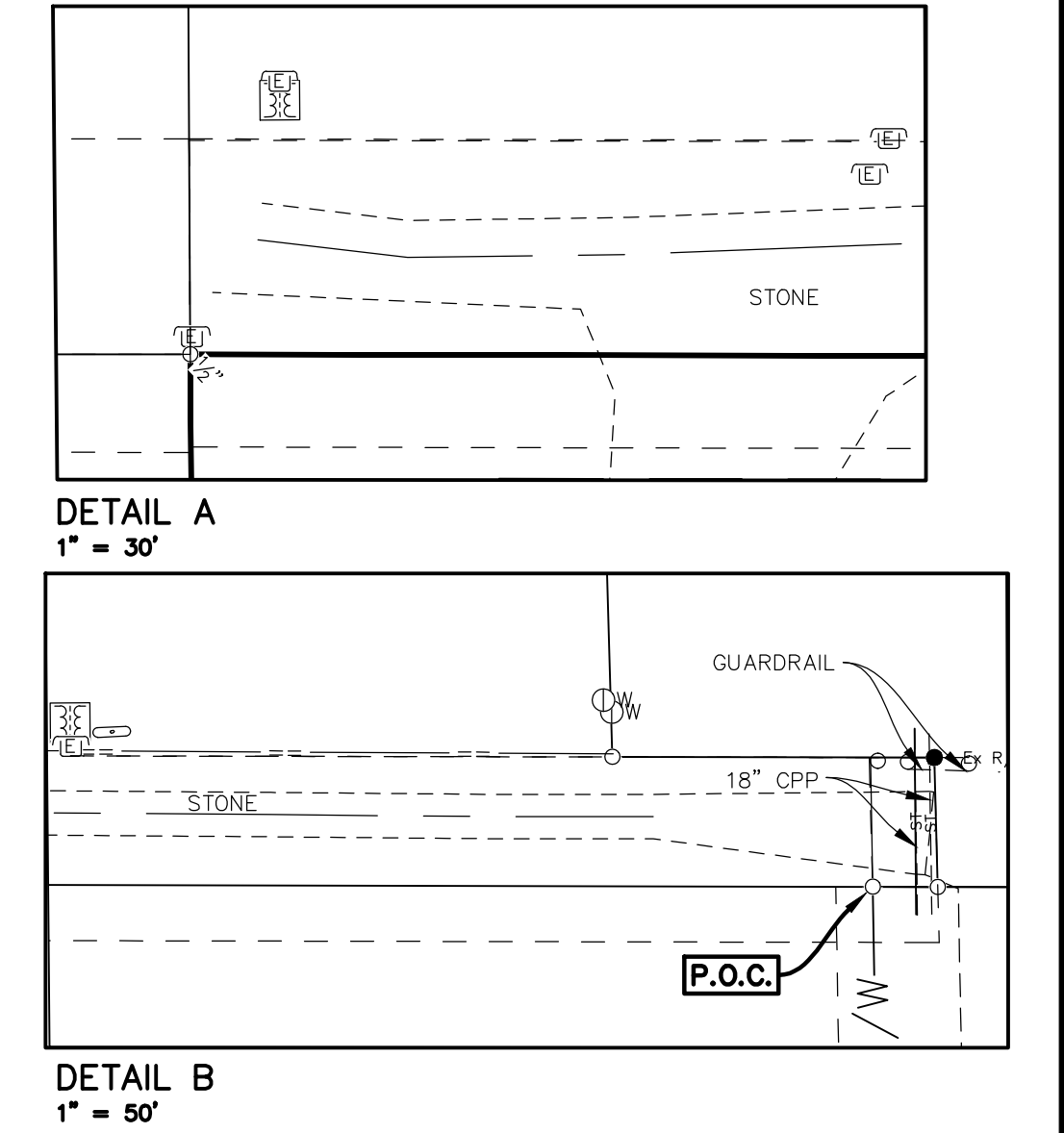
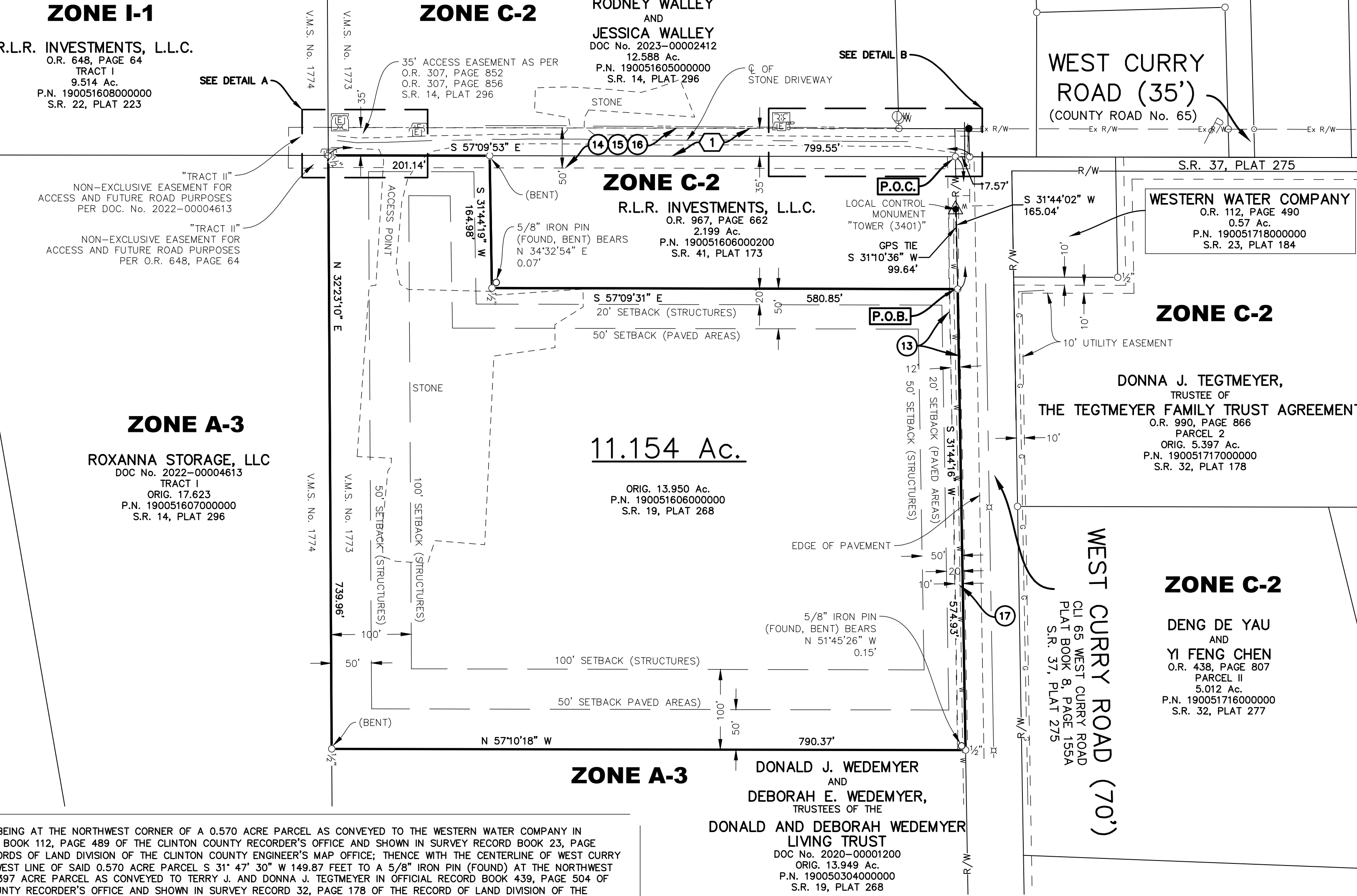
THENCE WITH THE WESTERLY LINE OF THE AFORESAID 12.588 ACRES TRACT S 31°44'19" W, A DISTANCE OF 164.98 FEET TO A 5/8" IRON PIN (FOUND);

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 12.588 ACRES TRACT S 57°09'31" E, A DISTANCE OF 580.85 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.154 ACRES OF LAND.

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 75°32'03.9") BETWEEN NATIONAL GEODETIC SURVEY CORM STATION "LEBA" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "TOWER (3401)" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 14, 2016, UTILIZING THE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

LAND SURVEYED IN APRIL 2024, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S24-179 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO, AND FOUND IN SURVEYOR'S RECORD VOLUME _____ PLAT NO. _____ 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 TRAVERSE"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ⊗ MAG NAIL (FOUND)
- ⊗ WATER METER
- ⊗ ELECTRIC TRANSFORMER
- ⊗ ELECTRIC PEDESTAL
- ⊗ UTILITY POLE
- ⊗ PROPANE TANK
- ⊗ SIGN, 1 POST
- ⊗ MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "TOWER (3401)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- ⊗ SPLIT RAIL FENCE
- ⊗ GUARDRAIL
- ⊗ WATER
- ⊗ GAS
- ⊗ STORM SEWER
- ⊗ EDGE OF PAVEMENT
- ⊗ EDGE OF CONCRETE
- ⊗ EDGE OF STONE
- ⊗ CENTERLINE OF ROAD/DRIVEWAY
- ⊗ EASEMENT LINE
- ⊗ SETBACK LINE

DEED REFERENCE:
 DIVERSE BUILDING SOLUTIONS INC.
 DOC No. 2020-0006793
 ORIG. 13.950 AC.
 P.N. 19005160600000
 S.R. 19, PLAT 268

**ADDRESS: 420 WEST CURRY ROAD
 WILMINGTON, OH, 45177**

LEGAL DESCRIPTION FROM TITLE COMMITMENT

SITUATED IN LIBERTY TOWNSHIP, CLINTON COUNTY, OHIO, BEING A PART OF MILITARY SURVEY NO. 1733 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN (FOUND) IN WEST CURRY ROAD (NO. 193) AT THE NORTHERLY CORNER OF A 61.171 ACRE TRACT AS BEGINNING AT VOLUME 18, PLAT NO. 25, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION; RUNNING THENCE, FROM SAID POINT OF BEGINNING, WITH A LINE OF SAID 61.171 ACRE TRACT IN WEST CURRY ROAD S. 31° 47' 27" W 740.07 FEET TO A 1/2" IRON PIN (set);

THENCE BY A NEW DIVISION LINE N. 57° 07' 30" E (PASSING A 1/2" IRON PIN (SET) AT 25.00 FEET) A DISTANCE OF 825.37 FEET TO A 1/2" IRON PIN (SET);

THENCE WITH THE LINES OF THE HEREIN GRANTOR'S LANDS ON THE FOLLOWING COURSES: (1) N. 32° 26' 05" E 739.96 FEET TO A 5/8" IRON PIN (FOUND); (2) S. 57° 07' 30" E (PASSING A 5/8" IRON PIN (FOUND) AT 799.55 FEET) A DISTANCE OF 817.05 FEET TO THE POINT OF BEGINNING, CONTAINING THIRTEEN AND NINE HUNDRED FIFTY THOUSANDTHS (13.950) ACRES, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D. ROLL, REGISTERED SURVEYOR NO. 4957, BY CLINCO, ENGINEERS AND SURVEYORS, WILMINGTON, OH, IN JUNE, 1988, AS RECORDED IN VOLUME 19, PLAT NO. 268, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION. THE BEARINGS IN THIS DESCRIPTION WERE DERIVED FROM THE SURVEY OF THE AFORESAID 61.171 ACRE TRACT.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:
 SITUATE IN THE STATE OF OHIO, COUNTY OF CLINTON AND STATE OF OHIO, IN MILITARY SURVEY NO. 1733 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 5/8" IRON PIN (FOUND) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE (LIMITED ACCESS) OF INTERSTATE ROUTE 71 AND THE CENTERLINE OF WEST CURRY ROAD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A SURVEY OF A 8.240 ACRE PARCEL AS CONVEYED TO TERRY J. AND DONNA J. TEGTMEYER IN OFFICIAL RECORD BOOK 364, PAGE 242 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD BOOK 29, PAGE 25 OF THE RECORDS OF LAND DIVISION AT THE CLINTON COUNTY ENGINEER'S MAP OFFICE, AND ALSO BEING THE SOUTHEASTERLY CORNER OF A SURVEY OF A 186.326 ACRE PARCEL AS CONVEYED TO MICHAEL E. AND ROBYN K. CURRY IN OFFICIAL RECORD BOOK 482, PAGE 007 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD 33, PAGE 85 OF THE RECORDS OF LAND DIVISION AT THE CLINTON COUNTY ENGINEER'S MAP OFFICE; THENCE WITH THE CENTERLINE OF WEST CURRY ROAD THE FOLLOWING COURSES:
 a) N 05° 06' 30" W 268.59 FEET TO A 5/8" IRON PIN;
 b) N 05° 14' 48" W 418.10 FEET TO A 5/8" IRON PIN WITH A CAP MARKED "CLINCO";
 c) N 05° 14' 48" W 323.20 FEET TO A 5/8" IRON PIN (FOUND) WITH A CAP MARKED "SUTTON";
 d) N 31° 47' 30" E 10.30 FEET TO A 5/8" IRON PIN (FOUND);
 e) N 31° 47' 30" E 233.38 FEET TO A 5/8" IRON PIN (FOUND) WITH A CAP MARKED "SUTTON";
 f) N 31° 47' 30" E 350.00 FEET TO A 5/8" IRON PIN (FOUND) WITH A CAP MARKED "SUTTON";
 g) N31° 47' 30" E 153.87 FEET TO A 5/8" IRON PIN (FOUND) BEING AT THE NORTHEAST CORNER OF A 13.386 ACRE PARCEL AS CONVEYED TO DIANNE FUGATE AND DEBORAH E. WEDEMYER IN OFFICIAL RECORD BOOK 484, PAGE 481 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD 19, PLAT 268 OF THE RECORDS OF LAND DIVISION OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE, SAID POINT BEING AT THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE CENTERLINE OF WEST CURRY ROAD N 31° 47' 30" E 740.05 FEET TO A 5/8" IRON PIN (SET) WITH A CAP MARKED "LINKOUS, 7088" IN THE SOUTH LINE OF A 30.23 ACRE PARCEL AS CONVEYED TO WILLIAM E. AND CONNIE B. HARRIS IN OFFICIAL RECORD BOOK 307, PAGE 856 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD BOOK 12, PAGE 166 OF THE RECORDS OF LAND DIVISION OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE; THENCE WITH THE SOUTH LINE OF SAID 30.23 ACRE PARCEL S 57° 07' 27" E 17.50 FEET TO A 5/8" IRON PIN BEING AT THE SOUTHWEST CORNER OF A 5.853 ACRE PARCEL AS CONVEYED TO R.L.R. INVESTMENTS, LLC IN OFFICIAL RECORD BOOK 349, PAGE 884 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD BOOK 29, PAGE 275 OF THE RECORDS OF LAND DIVISION OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE; THENCE WITH THE SOUTH LINE OF SAID 5.853 ACRE PARCEL S 57° 07' 27" E 17.51 FEET TO A 5/8" IRON PIN (FOUND) IN THE CENTERLINE OF WEST CURRY

ROAD, SAID PIN BEING AT THE NORTHWEST CORNER OF A 0.570 ACRE PARCEL AS CONVEYED TO THE WESTERN WATER COMPANY IN OFFICIAL RECORD BOOK 112, PAGE 489 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD BOOK 23, PAGE 184 OF THE RECORDS OF LAND DIVISION OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE; THENCE WITH THE CENTERLINE OF WEST CURRY ROAD AND THE WEST LINE OF SAID 0.570 ACRE PARCEL S 31° 47' 30" W 149.87 FEET TO A 5/8" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A 5.397 ACRE PARCEL AS CONVEYED TO TERRY J. AND DONNA J. TEGTMEYER IN OFFICIAL RECORD BOOK 439, PAGE 504 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD 32, PAGE 178 OF THE RECORDS OF LAND DIVISION OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE; THENCE CONTINUING WITH THE CENTERLINE OF WEST CURRY ROAD AND THE WEST LINE OF SAID 5.397 ACRE PARCEL S 31° 47' 30" W 286.88 FEET TO A 5/8" IRON PIN (FOUND) WITH A CAP MARKED "SUTTON" BEING AT THE NORTHWEST CORNER OF A 5.012 ACRE PARCEL AS CONVEYED TO DENG DE YAU AND YI FENG CHEN IN OFFICIAL RECORD BOOK 438, PAGE 807 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD BOOK 32, PAGE 178 OF THE RECORDS OF LAND DIVISION OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE; THENCE CONTINUING WITH THE CENTERLINE OF WEST CURRY ROAD AND THE WEST LINE OF SAID 5.012 ACRE PARCEL S 31° 47' 30" W 303.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.594 ACRE, MORE OR LESS, OF WHICH 0.237 ACRE IS RIGHT-OF-WAY PREVIOUSLY OCCUPIED AND 0.237 ACRE IS NEW RIGHT-OF-WAY;

BEING A PART OF THE 19.950 ACRE PARCEL AS CONVEYED TO FREDERICK R. AND JUDITH V. SIMPSON (TRUSTEES) IN OFFICIAL RECORD 321, PAGE 560 OF THE CLINTON COUNTY RECORDER'S OFFICE AND SHOWN IN SURVEY RECORD BOOK 19, PAGE 268 OF THE RECORDS OF LAND DIVISION AT THE CLINTON COUNTY ENGINEER'S MAP OFFICE.

BEING FURTHER DELINEATED AND SHOWN ON THE WEST CURRY ROAD RIGHT-OF-WAY DEDICATION PLAT RECORDED IN THE CLINTON COUNTY RECORDER'S OFFICE, PLAT BOOK 37, PAGES 275, 276 AND 277.

SUBJECT TO ALL EASEMENTS OF RECORD.

BEARINGS BASED UPON THE SURVEY PLAT BY CLINCO & SUTTON IN JUNE OF 1998 WHICH IS RECORDED IN SURVEY RECORD BOOK 29, PAGE 25 OF THE CLINTON COUNTY ENGINEER'S MAP OFFICE.

THIS DESCRIPTION BASED UPON A SURVEY PERFORMED UNDER THE DIRECTION OF JEFFREY B. LINKOUS, STATE OF OHIO PROFESSIONAL SURVEYOR NO. 7088 IN JANUARY OF 2007.

ALSO SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:
 SITUATED IN LIBERTY TOWNSHIP, CLINTON COUNTY, OHIO, VIRGINIA MILITARY SURVEY NUMBER 1733, AND BEING PART OF A 13.950 ACRE TRACT AS CONVEYED BY DEED TO FREDERICK R. & JUDITH V. SIMPSON, CO-TRUSTEES OF THE SIMPSON FAMILY REVOCABLE LIVING TRUST AS RECORDED IN VOLUME 742, PAGE 391 AND PAGE 400 OF THE CLINTON COUNTY OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 5/8" IRON PIN FOUND AT NORTHWESTERLY CORNER OF THE CLINTON COUNTY COMMISSIONERS 0.594 ACRE TRACT (OFFICIAL RECORDS 321, PAGE 563), AND BEING PART OF THE WEST CURRY DEDICATION PLAT AS RECORDED IN PLAT BOOK 8, PAGE 155A; THENCE WITH THE LINE OF SAID 0.594 ACRE TRACT AND ALSO BEING THE WESTERLY RIGHT OF WAY OF WEST CURRY ROAD S 31° 44' 42" W 165.00 FEET TO AN IRON PIN SET;
 THENCE BY NEW DIVISION LINE THROUGH THE LANDS OF SAID SIMPSON S 57° 09' 41" W. 580.74 FEET TO AN IRON PIN SET;
 THENCE N 31° 44' 42" E 165.00 FEET TO AN IRON PIN SET IN THE LINE OF WILLIAM E. HARRIS, TRUSTEE'S 12.588 ACRE TRACT (OFFICIAL RECORD 307, PAGE 852);
 THENCE WITH THE LINE OF SAID HARRIS, TRUSTEE'S 12.588 ACRE TRACT S 57° 09' 41" E 580.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.199 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

THIS DESCRIPTION IS BASED UPON A FIELD SURVEY CONDUCTED UNDER THE DIRECTION OF R. DOUGLAS SUTTON, OHIO PROFESSIONAL SURVEYOR #7124 BY CLINCO & SUTTON SURVEYORS IN JUNE, 2013.

IRON PINS REFERRED TO AS SET ARE 5/8" DIAMETER STEEL AND 30" IN LENGTH WITH A YELLOW CAP STAMPED "CLINCO & SUTTON". BEARINGS ARE BASED UPON NAD 83 (2011) OHIO STATE PLANE COORDINATES (SOUTH ZONE) AS DERIVED FROM GPS OBSERVATIONS. DISTANCES USED ARE GRID DISTANCES. THE COMBINED SCALE FACTOR IS 0.999895354747. TO OBTAIN GROUND DISTANCES DIVIDE THE GRID DISTANCE BY THE COMBINE SCALE FACTOR.

RECORDED IN VOLUME 39, PLAT NO. 284, OF THE CLINTON COUNTY SURVEYOR'S RECORDS.
 PARCEL NO.: 19005160600000

ZONING

EXISTING ZONE = LIMITED INDUSTRIAL DISTRICT (I-1)

MINIMUM LOT AREA = 20,000 SQ. FT. (PUBIC SEWER AND WATER)

MINIMUM LOT WIDTH = NO LESS THAN 100 FT.

MINIMUM YARD SETBACKS
 FRONT YARD (FROM RIGHT-OF-WAY) = 50 FT. FOR STRUCTURES
 20 FT. FOR PAVED AREAS

SIDE YARD (FROM PROPERTY LINE) = 100 FT. FOR STRUCTURES AND 50 FT. FOR PAVED AREAS ABUTTING RESIDENTIAL LOTS
 50 FT. FOR STRUCTURES AND 20 FT. FOR PAVED AREAS ABUTTING NON-RESIDENTIAL LOTS

REAR YARD SETBACK (FROM PROPERTY LINE) = 100 FT. FOR STRUCTURES AND 50 FT. FOR PAVED AREAS ABUTTING RESIDENTIAL LOTS
 50 FT. FOR STRUCTURES AND 20 FT. FOR PAVED AREAS ABUTTING NON RESIDENTIAL LOTS

MAXIMUM BUILDING HEIGHT = 70 FT.

MAXIMUM STRUCTURE OR IMPERVIOUS SURFACE COVERAGE OF THE LOT AS A PERCENTAGE OF THE LOT AREA = 50%

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL INSURANCE COMPANY; R.L.R. INVESTMENTS, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 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(c), 8, 9, 11(a), 11(b), 13, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 9, 2024.

Jason C. McConaughy 4/25/24
 JASON C. MCCONNAUGHEY, P.S. 8509 DATE
 jmc@mccartyassociates.com

STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR
 JASON C. MCCONNAUGHEY
 8509

ALTA/NSPS LAND TITLE SURVEY FOR
RAMAR LAND CORPORATION

LIBERTY TOWNSHIP
 CLINTON COUNTY, OHIO
 V.M.S. No. 1733

MCCARTY ASSOCIATES, LLC.
 ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133
 ☎ 937.393.9971 F 937.393.2480
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
APRIL 18, 2024	1"=100'	S24-179