

VICINITY MAP

DOROTHY CHAMPLIN MOON,
ET AL
O.R. 127, PAGE 076
PARCEL V
ORIG. 116.09 Ac.

R.L.R. INVESTMENTS, L.L.C.
O.R. 256, PAGE 098
TRACT I
ORIG. 148.777 Ac.
S.R. 28, PLAT 235

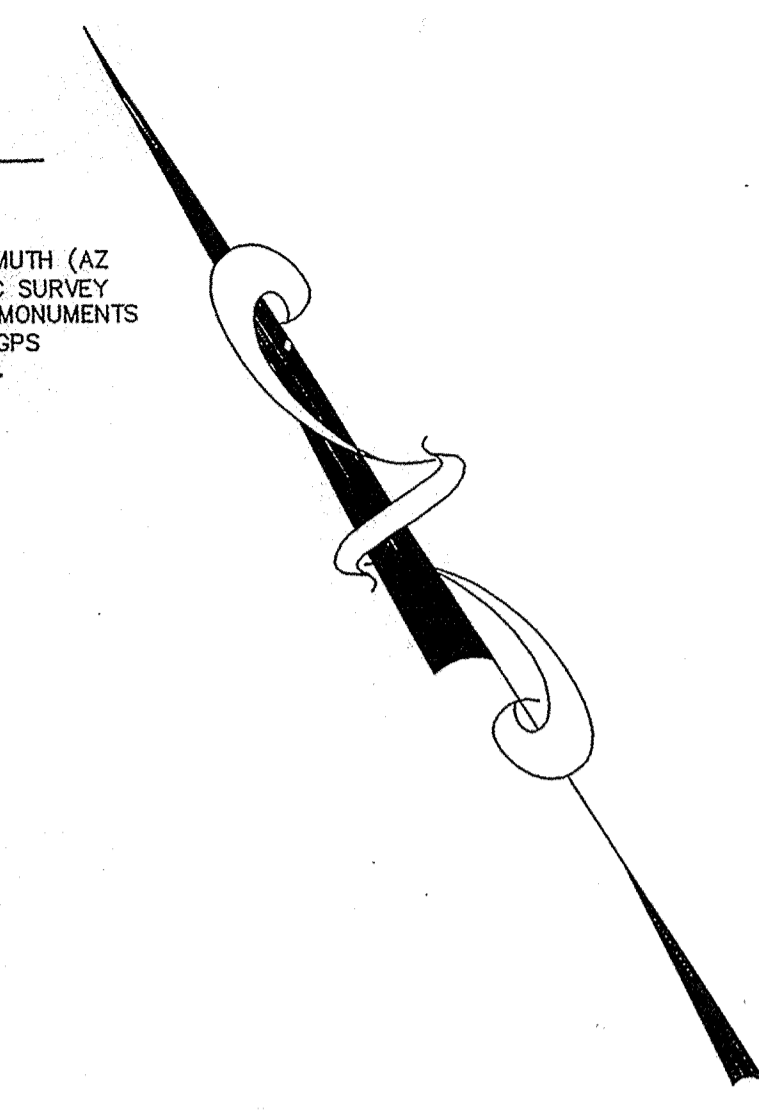
R.L.R. INVESTMENTS, L.L.C.
O.R. 256, PAGE 098
TRACT I
ORIG. 148.777 Ac.
S.R. 28, PLAT 235

5/8" IRON PIN (SET)
REPLACING IRON PIN
(FOUND, BENT)

S 57°12'08" E 600.29'

V.M.S. No. 1734
V.M.S. No. 1733

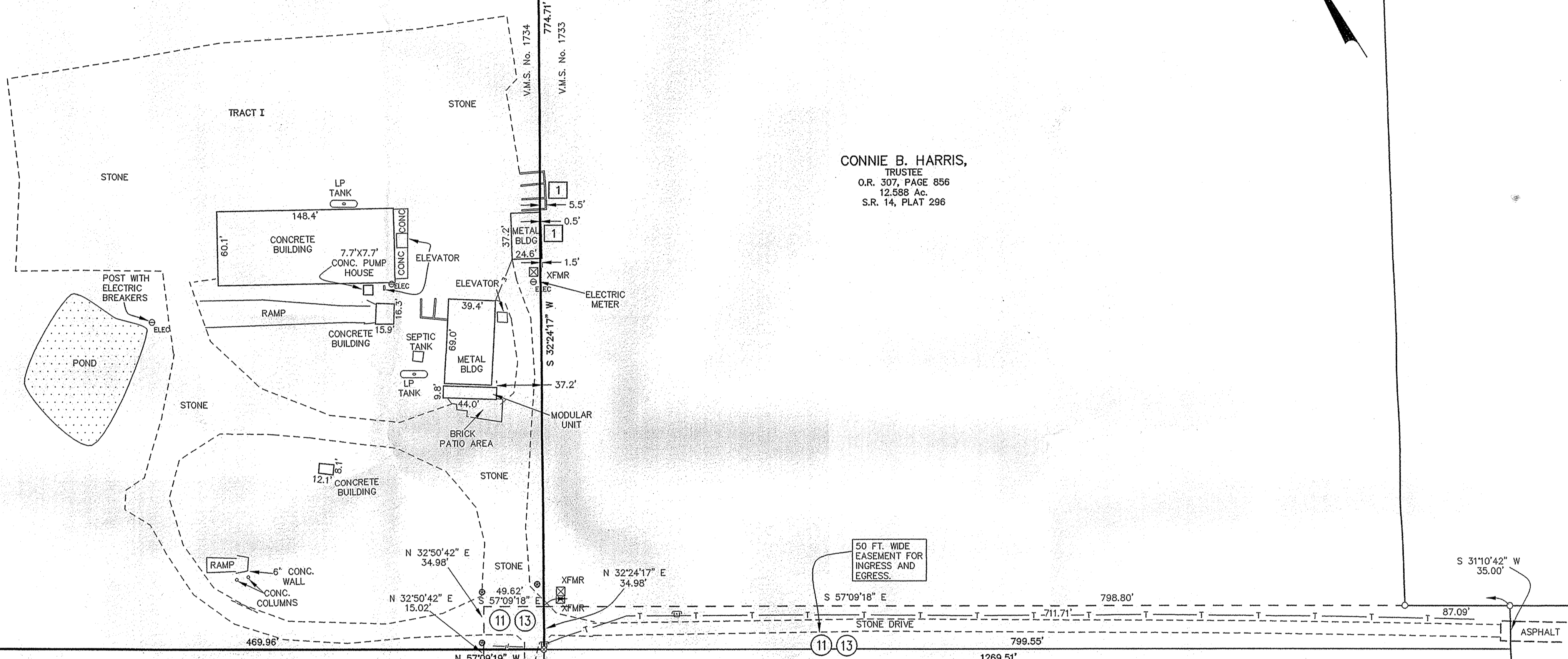
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 359°26'03.7") BETWEEN NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC CONTROL MONUMENTS "CL016" AND "CL002" AS DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 28, 2001.



9.514 Ac.

N 22°51'41" E 786.10'

5/8" IRON PIN (SET)
REPLACING IRON PIN
(FOUND, BENT)



CONNIE B. HARRIS,
TRUSTEE
O.R. 307, PAGE 856
12.588 Ac.
S.R. 14, PLAT 296

PHILIP D. HARRIS,
ET UX
O.R. 102, PAGE 647
TRACT I
ORIG. 17.823 Ac.
S.R. 14, PLAT 296

JUDITH V. SIMPSON,
TRUSTEE
O.R. 321, PAGE 563
PARCEL TWO
13.950 Ac.
S.R. 19, PLAT 268

WEST CURRY ROAD (50')
(COUNTY ROAD No. 65)

NOTES

EXISTING ZONE: B/1 BUSINESS/INDUSTRIAL DISTRICT
MINIMUM LOT AREA: NO MINIMUM LOT SIZE IS REQUIRED; HOWEVER, LOT AREA SHALL BE APPROVED BY THE CLINTON COUNTY HEALTH DEPARTMENT IF THE DEVELOPMENT IS TO BE SERVED BY ON-SITE WASTEWATER TREATMENT AND DISPOSAL. IN ADDITION, ALL PRINCIPAL AND SUBORDINATE USES AND STRUCTURES, INCLUDING PARKING AND PAVED AREAS, SHALL BE LOCATED NOT LESS THAN 300 FEET FROM ANY DISTRICT WHERE RESIDENCES ARE A PERMITTED USE, AND NOT LESS THAN 50 FEET FROM ANY OTHER ZONING DISTRICT.

MINIMUM LOT WIDTH: NO MINIMUM LOT WIDTH IS REQUIRED; HOWEVER, ALL LOTS SHALL ABUT A PUBLICLY DEDICATED AND IMPROVED STREET AND SHALL HAVE ADEQUATE WIDTH TO PROVIDE FOR YARD SPACES AND PARKING AREAS.

SIDE YARD SETBACK: WHEN ABUTTING A NON-RESIDENTIAL ZONING DISTRICT, TWENTY (20) FEET FOR STRUCTURES, TEN (10) FEET FOR PAVED AREAS; WHEN ABUTTING ANY DISTRICT WHERE RESIDENCES ARE A PERMITTED USE, 100 FEET FOR STRUCTURES, FIFTY (50) FEET FOR PAVED AREAS, SUBJECT TO THE REQUIREMENTS OF SECTION 24.05.

FRONT YARD DEPTH: ANY NEW STRUCTURE OR PARKING AREA MUST BE LOCATED NOT LESS THAN 150 FEET FROM THE CENTERLINE OF THE ROAD OR HIGHWAY ON WHICH THE USE HAS FRONTAGE.

MINIMUM REAR YARD DEPTH: MINIMUM REAR YARD DEPTH SHALL BE REQUIRED SO AS TO MEET THE REQUIREMENTS OF MINIMUM LOT AREA.

HEIGHT: NO STRUCTURE SHALL EXCEED A HEIGHT OF SIXTY (60) FEET SUBJECT TO THE EXCEPTIONS IN SECTION 30.05.

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 LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES 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 AREA LABELED, ZONE "C", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 390764 0001 B, DATED SEP. 16, 1988.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO R.L.R. INVESTMENTS, L.L.C., LAWYERS' TITLE INSURANCE CORPORATION, AND J.P. MORGAN CHASE BANK, N.A.; AS OF JANUARY 3, 2006, THIS SURVEY WAS MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(o), 7(b)(1), 8, 9, 10, 11(a), 12 AND 13 OF TABLE A THEREON, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2005.

Eric N. Lutz
ERIC N. LUTZ, P.S. #232



ENCROACHMENTS:

- 1 METAL BUILDING AND CONCRETE BAYS ENCROACH ACROSS PROPERTY LINE.

EASEMENTS LISTED IN TITLE COMMITMENT:

ISSUED BY LAWYERS' TITLE INSURANCE CORPORATION
COMMITMENT No. 351050305, DATED DECEMBER 9, 2005, SCHEDULE B

- 10 RIGGS AND DICKENS O.R. 93, PAGE 485 BENEFITS SUBJECT PREMISES
PROPERTIES—NON-EXCLUSIVE EASEMENT FOR ACCESS AND FUTURE ROAD PURPOSES.
- 11 RIGGS AND DICKENS O.R. 093, PAGE 490 AFFECTS AND BENEFITS
PROPERTIES—NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS O.R. 095, PAGE 535 SUBJECT PREMISES.
- 12 STATE OF OHIO D.B. 190, PAGE 604 DOES NOT AFFECT
EASEMENT FOR HIGHWAY PURPOSES — PARCEL No. 467 SUBJECT PREMISES
- 13 50 FT. ACCESS EASEMENT S.R. 22, PLAT 223 AFFECTS AND BENEFITS
SUBJECT PREMISES

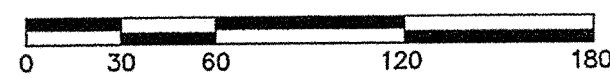
LEGEND

- 5/8" IRON PIN (SET)
- 1/2" IRON PIN (FOUND)
- 5/8" IRON PIN (FOUND)
- TELEPHONE PEDESTAL
- BALLARD POST
- ⊕ ELECTRIC TRANSFORMER
- ⊕ POWER POLE
- TELEPHONE LINE (UNDERGROUND)
- - - EDGE OF STONE OR PAVEMENT
- BOARD FENCE

UTILITIES

WATER WESTERN WATER COMPANY NATURAL GAS DOMINION TRANSMISSION, INC.
1775 STATE ROUTE 28 445 WEST MAIN STREET
GOSHEN, OHIO 43122 CLARKSBURG, WEST VIRGINIA 26301
(513) 722-1892 (304) 627-3000

TELEPHONE VERIZON NORTH 300 WEST FIRST STREET DAYTON, OHIO 45402 (800) 660-1000
DAYTON POWER AND LIGHT CO. 1900 DRYDEN ROAD DAYTON, OHIO 45439 (937) 331-4860



DEED REFERENCE:

RIGGS & DICKENS PROPERTIES
O.R. 093, PAGE 485
TRACT I
9.514 Ac.
TRACT II
NON-EXCLUSIVE EASEMENT
S.R. 22, PLAT 223

ALTA/ACSM LAND TITLE SURVEY FOR
R.L.R. INVESTMENTS, L.L.C.

LIBERTY TOWNSHIP
CLINTON COUNTY, OHIO
V.M.S. Nos. 1733 AND 1734

McCARTY ASSOCIATES, LLC
Engineers - Surveyors - Architects
213 N. High Street Hillsboro, Ohio 45133 (937) 393-9971
104 S. Main Street Washington C.H., Ohio 43160 (740) 335-3816

DATE	SCALE	PROJECT NO.
JANUARY 3, 2006	1"=60'	S05-353