

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 97° 54' 43.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA" AND MCCARTY ASSOCIATES' GEODETIC LOCAL CONTROL MONUMENT "4001" AND DERIVED FROM GPS OBSERVATIONS TAKEN SEPTEMBER 29, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM) (TRIMBLE FILE 22261 09-30-22)

P.O.B. N 511,873.908' E 1,566,714.780'

UTILITIES
 WATER WESTERN WATER COMPANY
 3577 BENNETT ROAD
 MORROW, OHIO 45152
 (513) 899-3211
 ELECTRICITY AES OHIO (F.K.A. DAYTON POWER AND LIGHT CO.)
 1900 DRYDEN ROAD
 DAYTON, OHIO 45439
 (800) 253-5801

RAMAR LAND CORPORATION
 O.R. 960, PAGE 736
 PARCEL I
 8.120 Ac.
 P.N. 300021133000000
 S.R. 41, PLAT 177

PARCEL II
 19.119 Ac.
 P.N. 300021134000000
 S.R. 41, PLAT 177

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," AND IN "ZONE X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39027C01250, DATED MAY 3, 2010.
 THE LEGAL DESCRIPTION FROM FIELD SURVEY DESCRIBES THE SAME REAL ESTATE AS LISTED AND DESCRIBED IN THE TITLE COMMITMENT.

LEGAL DESCRIPTION AS FOUND IN TITLE COMMITMENT

PARCEL 1:
 SITUATE IN MILITARY SURVEY NO. 2686, THE TOWNSHIP OF VERNON, CLINTON COUNTY AND STATE OF OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A SPIKE IN THE CENTERLINE OF S.R. NO. 730, SAID SPIKE BEING THE NORTHEAST CORNER OF THE ORIGINAL THIRTEEN ACRES, 2 RODS AND 5 POLES TRACT OF WHICH THIS WAS A PART;
 THENCE WITH THE EAST LINE OF SAID TRACT AND THE LINE OF RAY BRANDENBURG, S. 39 DEG. 07' E. A DISTANCE OF 393.56 FEET TO AN IRON PIN;
 THENCE WITH TWO DIVISION LINES THROUGH THE ORIGINAL TRACT, S. 49 DEG. 25' W. A DISTANCE OF 97.44 FEET TO AN IRON PIN;
 THENCE N. 33 DEG. 03' W. A DISTANCE OF 405.79 FEET TO A SPIKE IN THE CENTERLINE OF THE AFOREMENTIONED ROUTE AND IN THE NORTH LINE OF THE ORIGINAL TRACT;
 THENCE WITH SAID LINES N. 58 DEG. 37' E. A DISTANCE OF 54.97 FEET TO THE BEGINNING, CONTAINING 0.446 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PARCEL 2:
 SITUATE IN MILITARY SURVEY NO. 2686, THE TOWNSHIP OF VERNON, CLINTON COUNTY AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE (FOUND) IN THE CENTERLINE OF S.R. 730 AT THE NORTHEAST CORNER OF A 1.04 ACRE TRACT AS RECORDED IN VOL. 12, PAGE 6 OF THE CLINTON COUNTY SURVEYOR'S RECORDS; RUNNING THENCE, FROM SAID POINT OF BEGINNING, WITH THE EASTERLY LINE OF SAID 1.04 ACRE TRACT, S. 33 DEG. 03' 17" E. 405.88 FEET TO A 1/2" IRON PIN (SET); THENCE, BY A NEW DIVISION LINE, N. 36 DEG. 02' 30" W. (PASSING A 1/2" IRON PIN (SET) AT 356.69 FEET) A DISTANCE OF 406.85 FEET TO A NAIL (SET); THENCE, WITH THE CENTERLINE OF S.R. 730, N. 58 DEG. 37' 00" E. 21.21 FEET TO THE POINT OF BEGINNING, CONTAINING NINETY-NINE THOUSANDTHS (0.099) OF AN ACRE. SUBJECT TO ALL HIGHWAYS AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION BY NEW SURVEY

SITUATED IN THE TOWNSHIP OF VERNON, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 2686, BEING ALL (0.701 ACRE) OF THE 0.446 ACRE TRACT AND ALL (0.094 ACRE) OF THE 0.099 ACRE TRACT AS CONVEYED TO RONALD LEE JENKINS AND RECORDED IN OFFICIAL RECORD 710, PAGE 339 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEY RECORD 17, PLAT 120 AND SURVEY RECORD 17, PLAT 216, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A MAG NAIL (FOUND) IN THE CENTERLINE OF STATE ROUTE 730 MARKING THE NORTHERLY MOST CORNER OF A 1.331 ACRES TRACT AS CONVEYED TO RSJ REAL ESTATE, L.L.C. (O.R. 965, PAGE 1036) AND FOUND IN SURVEY RECORD 41, PLAT 225, SAID MAG NAIL HAVING OHIO STATE PLANE COORDINATES NORTHING 511,873.908 FEET, EASTING 1,566,714.780 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);
 THENCE WITH THE CENTERLINE OF STATE ROUTE 730 N 58°19'06" E, A DISTANCE OF 76.28 FEET TO A MAG NAIL (FOUND) MARKING THE WESTERLY MOST CORNER OF A 57.211 ACRES TRACT AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 940, PAGE 537) AND FOUND IN SURVEY RECORD 39, PLAT 210;
 THENCE WITH A SOUTHWESTERLY LINE OF THE AFORESAID 57.211 ACRES TRACT S 39°12'52" E PASSING A 5/8" IRON PIN (SET) AT 30.00 FEET, A TOTAL DISTANCE OF 393.53 FEET TO A 1" PIPE (FOUND) MARKING THE NORTHERLY MOST CORNER OF WHAT REMAINS OF AN ORIGINAL 16.656 ACRES "PARCEL 1" AS CONVEYED TO TODD S. SEBERT, TRUSTEE OF HIS SUCCESSOR(S) AS TRUSTEES OF THE SERBERT PRESERVATION TRUST (DOC. NO. 2020-0000273) AND FOUND IN SURVEY RECORD 25, PLAT 16;
 THENCE WITH A NORTHWESTERLY LINE OF WHAT REMAINS OF THE AFORESAID ORIGINAL 16.656 ACRES "PARCEL 1" S 49°24'16" W, A DISTANCE OF 97.45 FEET TO A 1/2" IRON PIN (FOUND) MARKING THE EASTERLY MOST CORNER OF THE AFOREMENTIONED 1.331 ACRES TRACT AS CONVEYED TO RSJ REAL ESTATE, L.L.C. (O.R. 965, PAGE 1036) AND FOUND IN SURVEY RECORD 41, PLAT 225;
 THENCE WITH THE NORTHEASTERLY LINE OF THE AFORESAID 1.331 ACRES TRACT N 36°08'27" W PASSING A 1/2" IRON PIN (FOUND) AT 356.67, A TOTAL DISTANCE OF 406.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.795 ACRES OF LAND, SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 97° 54' 43.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA" AND MCCARTY ASSOCIATES' GEODETIC LOCAL CONTROL MONUMENT "4001" AND DERIVED FROM GPS OBSERVATIONS TAKEN SEPTEMBER 29, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
 LAND SURVEYED IN SEPTEMBER 2022, UNDER THE DIRECTION OF JASON C. MCCARTY ASSOCIATES, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S22-261 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.

EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY,
 ORDER No. GLW2201752, DATED SEPTEMBER 30, 2022 AT 6:59, SCHEDULE B, PART II

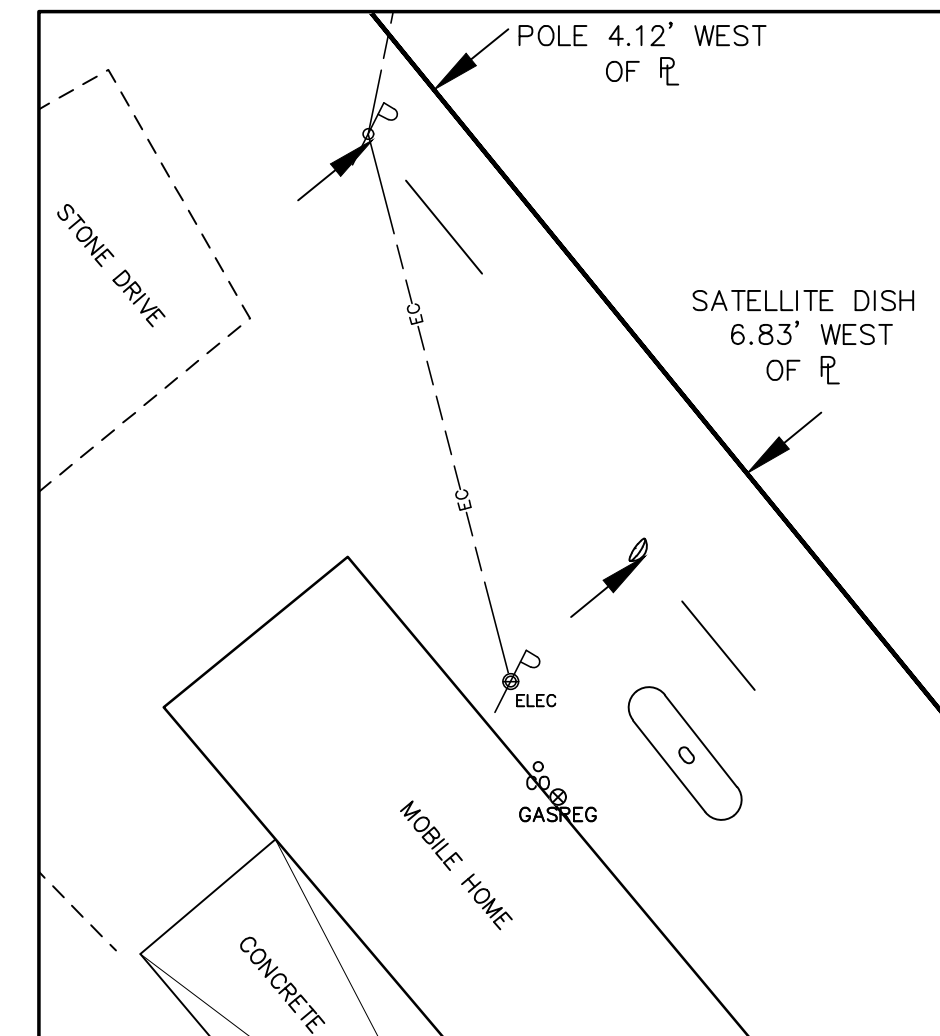
ITEM NO.	EASEMENT AND/OR RIGHT-OF-WAY FOR HIGHWAY PURPOSES	DEED REFERENCE	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT
15	EASEMENT AND/OR RIGHT-OF-WAY FOR HIGHWAY PURPOSES	D.B. 142, PAGE 306	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT
16	DAYTON POWER AND LIGHT COMPANY RIGHT-OF-WAY	D.B. 142, PAGE 542	AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT
17	CLINTON COUNTY RURAL WATER CO., INC. 20' RIGHT-OF-WAY EASEMENT	O.R. 33, PAGE 602	APPEARS TO ONLY AFFECT PROPERTY AT SERVICE LINE

ENCROACHMENTS

NO ENCROACHMENTS WERE LOCATED ON SITE

DEED REFERENCE:
 RONALD LEE JENKINS
 O.R. 710, PAGE 339
 0.446 Ac.
 P.N. 300021210000000
 S.R. 11, PLAT 120
 O.R. 758, PAGE 298
 0.099 Ac.
 P.N. 300021209000000
 S.R. 17, PLAT 216

REVISIONS
 10/26/2022



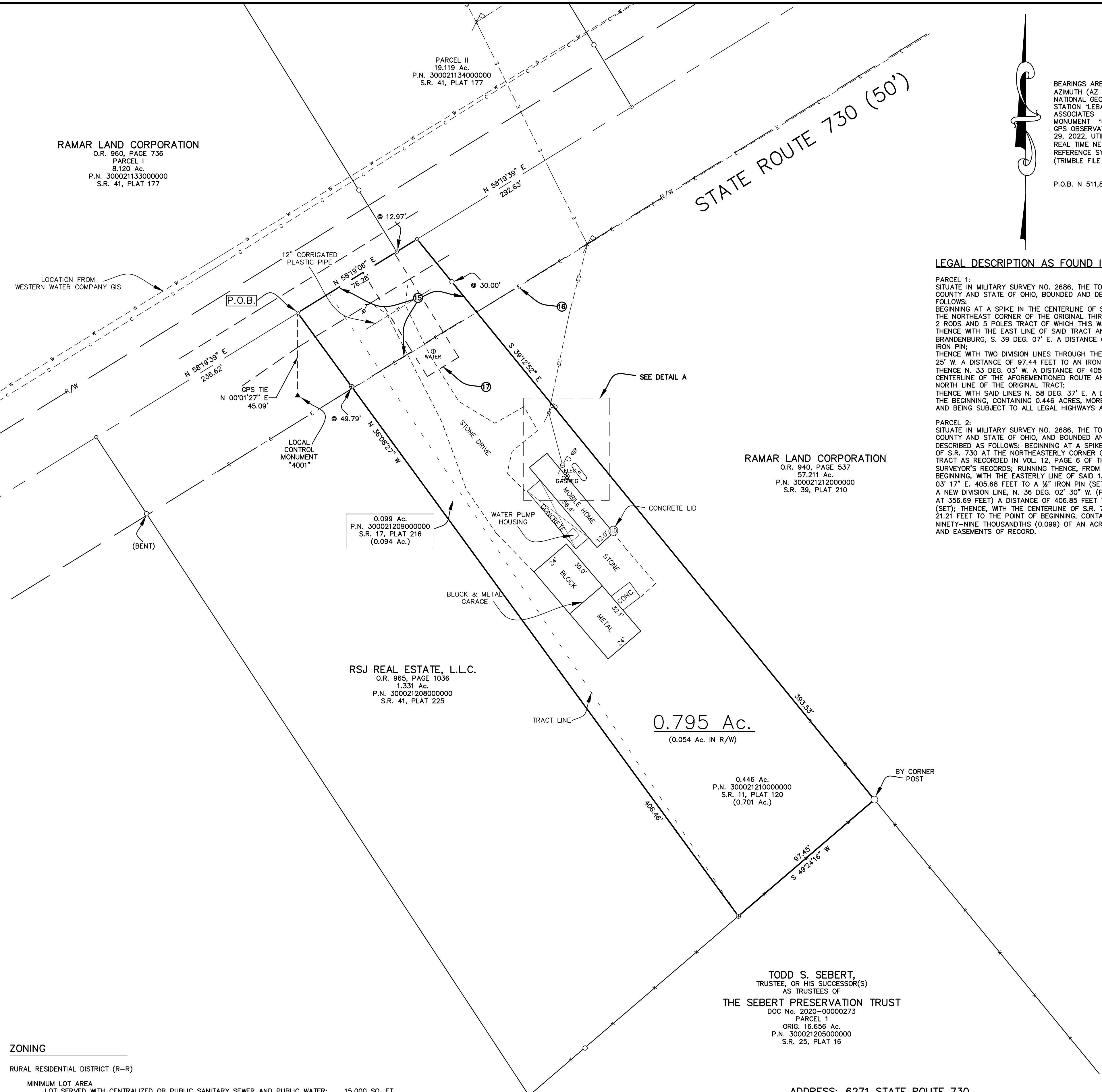
DETAIL A
 SCALE: 1"=10'

- LEGEND**
- 5/8" IRON PIN (FOUND)
 - ⊙ 1/2" IRON PIN (FOUND)
 - 1" PIPE (FOUND)
 - MAG NAIL (FOUND)
 - Ⓜ MAILBOX
 - Ⓜ WATER MAIN
 - Ⓜ SEPTIC LID
 - Ⓜ PROPANE TANK
 - Ⓜ SATELLITE DISH
 - Ⓜ ELECTRIC METER
 - Ⓜ UTILITY POLE
 - Ⓜ CLEANOUT
 - Ⓜ GAS REGULATOR
 - EASEMENT LINE
 - E --- OVERHEAD ELECTRIC
 - C --- OVERHEAD COMMUNICATIONS LINE
 - EC --- OVERHEAD ELECTRIC & COMMUNICATIONS
 - ST --- STORM DRAIN
 - W --- WATER MAIN LINE
 - --- EDGE OF STONE
 - --- EDGE OF PAVEMENT
 - R/W --- RIGHT-OF-WAY

ZONING

RURAL RESIDENTIAL DISTRICT (R-R)

MINIMUM LOT AREA	15,000 SQ. FT.
LOT SERVED WITH CENTRALIZED OR PUBLIC SANITARY SEWER AND PUBLIC WATER:	1 Ac.
LOT SERVED WITH PUBLIC WATER ONLY:	1.5 Ac.
LOT SERVED WITH ON-SITE WATER AND SEWER (SEPTIC TANK)	
MINIMUM LOT WIDTH	70 FT.
LOT SERVED WITH CENTRALIZED OR PUBLIC SANITARY SEWER AND PUBLIC WATER:	150 FT.
LOT SERVED WITH ON-SITE WATER AND SEWER (SEPTIC TANK)	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 = 50%	
MINIMUM BUILDING AREA = 864 Sq. Ft. OF HABITABLE FLOOR AREA FOR SINGLE DWELLING UNIT	



RAMAR LAND CORPORATION
 O.R. 940, PAGE 537
 57.211 Ac.
 P.N. 300021210000000
 S.R. 39, PLAT 210

0.099 Ac.
 P.N. 300021209000000
 S.R. 17, PLAT 216
 (0.094 Ac.)

RSJ REAL ESTATE, L.L.C.
 O.R. 965, PAGE 1036
 1.331 Ac.
 P.N. 300021209000000
 S.R. 41, PLAT 225

0.795 Ac.
 (0.054 Ac. IN R/W)

0.446 Ac.
 P.N. 300021210000000
 S.R. 11, PLAT 120
 (0.701 Ac.)

TODD S. SEBERT,
 TRUSTEE, OR HIS SUCCESSOR(S)
 AS TRUSTEES OF
THE SEBERT PRESERVATION TRUST
 DOC No. 2020-0000273
 PARCEL 1
 ORIG. 16.656 Ac.
 P.N. 300021205000000
 S.R. 25, PLAT 16

ADDRESS: 6271 STATE ROUTE 730
 WILMINGTON, OHIO 45177

SURVEYOR'S CERTIFICATION
 TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND RAMAR LAND CORPORATION
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 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(c), 11(b), 13, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2022.

Jason C. McCarty
 JASON C. MCCARTY ASSOCIATES, P.S. 8509
 jmc@mccartyassociates.com
 10/6/2022
 DATE



ALTA/ACSM LAND TITLE SURVEY FOR
RAMAR LAND CORPORATION
 VERNON TOWNSHIP
 CLINTON COUNTY, OHIO
 V.M.S. No. 2686

McCarty Associates, LLC
 ARCHITECTS - ENGINEERS - SURVEYORS
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937.993.9971 FAX 937.993.2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513.722.0300 FAX 513.722.0500
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
OCTOBER 6, 2022	1" = 30'	S22-261