

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 272° 11' 51.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT AND NATIONAL GEODETIC MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 18, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM), TRIMBLE FILE (22273 10-25-22)

P.O.B. N 559,558.508' E 1,588,434.362'

LEGAL DESCRIPTION AS FOUND IN TITLE COMMITMENT

PARCEL NUMBER 190051603000000
 SITUATED IN LIBERTY TOWNSHIP, CLINTON COUNTY, OHIO, VIRGINIA MILITARY SURVEY NUMBER 1733, AND BEING A RESURVEY OF A 27.78 ACRE TRACT (PARCEL II) AS CONVEYED BY DEED TO ROBERT C. MOON AND DOROTHY CHAMPLIN MOON AS RECORDED IN VOLUME 41, PAGE 794 OF THE CLINTON COUNTY OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FOR REFERENCE AT AN 8" WOOD POST FOUND IN THE LINE OF V.M.S. NO. 1733 & 1734, SAID POST BEING THE WESTERLY CORNER OF A ROBERTS DEVELOPMENT CORPORATION'S 215,988 ACRE TRACT (OFFICIAL RECORD 207, PAGE 804), AS SURVEYED AND RECORDED IN VOLUME 25, PLAT NO. 168 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION;
 THENCE WITH THE LINE OF SAID 215,988 ACRE TRACT S. 57°06'04" E. (CROSSING U.S. ROUTE 68 AND PASSING A 1/2" IRON PIN FOUND AT (125.33') 204.23' TO A RAILROAD SPIKE SET IN THE OLD ROAD BED AND BEING THE TRUE POINT OF BEGINNING FOR THIS TRACT HEREIN DESCRIBED;
 THENCE, CONTINUING WITH THE LINE OF SAID 215,988 ACRE TRACT S. 57°06'07" E. 1771.00' TO A 1/2" IRON PIN FOUND;
 THENCE CONTINUING WITH THE LINE OF SAID 215,988 ACRE TRACT S. 31° 05'56" W. 515.44' TO A 5/8" IRON PIN FOUND AT A CORNER TO RAMAR LAND CORPORATION'S 18,861 ACRE TRACT (OFFICIAL RECORD 767, PAGE 618);
 THENCE WITH THE NORTHERLY LINE OF SAID 18,861 ACRE TRACT N. 78° 18'32" W. (PASSING A 1/2" IRON PIN FOUND AT 1249.86') 1279.92' TO A MAG NAIL SET IN THE CENTERLINE OF U.S. ROUTE 68;
 THENCE WITH THE CENTERLINE OF U.S. ROUTE 68 N. 6°53'34" W. 80.78' TO A MAG NAIL SET AT THE NORTHEASTERLY CORNER OF RAMAR LAND CORPORATION'S 5.001 ACRE TRACT (OFFICIAL RECORD 767, PAGE 618);
 THENCE CONTINUING WITH THE CENTERLINE OF SAID ROAD N. 25°31' 48.80" TO A MAG NAIL SET AT A CORNER TO SAID RAMAR LAND CORPORATION'S REMAINING PART OF AN ORIGINAL 148,777 ACRE TRACT (OFFICIAL RECORD 767, PAGE 618);
 THENCE WITH THE LINE OF SAID ORIGINAL 148,777 ACRE TRACT N. 6°32'37" E. 583.32' TO THE TRUE POINT OF BEGINNING CONTAINING 27.715 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 NO. 7124 BY CLINCO & SUTTON SURVEYORS IN AUGUST, 2011.
 IRON PINS REFERRED TO AS SET ARE 5/8" DIAMETER STEEL AND 30" IN LENGTH WITH A YELLOW STAMPED "CLINCO & SUTTON".
 BEARINGS ARE BASED UPON NAD 83 (1995) OHIO STATE PLANE COORDINATES (SOUTH ZONE) AS DERIVED FROM GPS OBSERVATIONS. DISTANCES USED ARE BASED ON GROUND DISTANCES.
 RECORDED IN VOLUME 39, PLAT NO. 32 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND DIVISION.

LEGAL DESCRIPTION BY NEW SURVEY

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 1733, BEING ALL (27.711 ACRES) OF THE 27.715 ACRES TRACT AS CONVEYED TO DOROTHY CHAMPLIN MOON (1/2 INTEREST) AND RECORDED IN OFFICIAL RECORD 822, PAGE 266 OF THE CLINTON COUNTY RECORDER'S OFFICE AND KIMBERLY ANN WINTERS (1/2 INTEREST) AND RECORDED IN DOC. NO. 2022-00003120 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEY RECORD 39, PLAT 32, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A MAG NAIL (SET) IN THE CENTERLINE OF U.S. ROUTE 68 (I.C.H. 248 SEC B.) MARKING THE NORTHWESTERLY CORNER OF AN 18,861 ACRES "TRACT 5" AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 767, PAGE 618) AND FOUND IN SURVEY RECORD 28, PLAT 235, SAID MAG NAIL BEING IN THE EASTERLY LINE OF A 5.001 ACRES "TRACT 3" AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 767, PAGE 618) AND FOUND IN SURVEY RECORD 15, PLAT 28 HAVING OHIO STATE PLANE COORDINATES NORTHING 559,558.508 FEET, EASTING 1,588,434.362 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);
 THENCE WITH THE EASTERLY LINE OF THE AFORESAID 5.001 ACRES "TRACT 3" N 06°53'43" W, A DISTANCE OF 80.78 FEET TO A MAG NAIL (SET) MARKING THE SOUTHEASTERLY CORNER OF WHAT REMAINS OF AN ORIGINAL 148,777 "TRACT 1" AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 767, PAGE 618) AND FOUND IN SURVEY RECORD 28, PLAT 235;
 THENCE WITH THE EASTERLY LINE OF WHAT REMAINS OF THE AFORESAID ORIGINAL 148,777 "TRACT 1" N 02°51'36" W, A DISTANCE OF 484.80 FEET TO A MAG NAIL (SET) 3.3 FEET EAST OF THE CENTERLINE OF EXISTING PAVEMENT;
 THENCE WITH ANOTHER EASTERLY LINE OF WHAT REMAINS OF THE AFORESAID ORIGINAL 148,777 "TRACT 1" N 06°33'17" E, A DISTANCE OF 583.22 FEET TO A RAILROAD SPIKE (FOUND) IN THE OLD ROAD BED AND BEING IN A SOUTHWESTERLY LINE OF A 215,988 ACRES "TRACT 1" AS CONVEYED TO ROBERTS DEVELOPMENT CORPORATION (O.R. 207, PAGE 804) AND FOUND IN SURVEY RECORD 25, PLAT 168;
 THENCE WITH THE SOUTHWESTERLY LINE OF THE AFORESAID 215,988 ACRES "TRACT 1" S 57°06'04" E, A DISTANCE OF 1770.93 FEET TO A 1/2" IRON PIN (FOUND);
 THENCE WITH A WESTERLY LINE OF THE AFORESAID 215,988 ACRES "TRACT 1" S 31°06'24" W, A DISTANCE OF 515.33 FEET TO A 3/4" IRON PIN (FOUND) MARKING THE NORTHEASTERLY CORNER OF THE AFORESAID 18,861 ACRES "TRACT 5" AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 767, PAGE 618) AND FOUND IN SURVEY RECORD 28, PLAT 235;
 THENCE WITH THE NORTHERLY LINE OF THE AFORESAID 18,861 ACRES "TRACT 5" N 78°18'37" W PASSING A 5/8" IRON PIN (FOUND) AT 1249.91 FEET, A TOTAL DISTANCE OF 1279.92 FEET TO THE POINT OF BEGINNING, CONTAINING 27.711 ACRES OF LAND.
 SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 272° 11' 51.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 18, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
 LAND SURVEYED IN OCTOBER 2022 AND NOVEMBER 2022, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. 522-273A 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 STEWART TITLE GUARANTY INSURANCE COMPANY,
 POLICY No. (06/17/06), DATED OCTOBER 27, 2022 AT 7:59, SCHEDULE B, PART II

NONE LISTED

ENCROACHMENTS

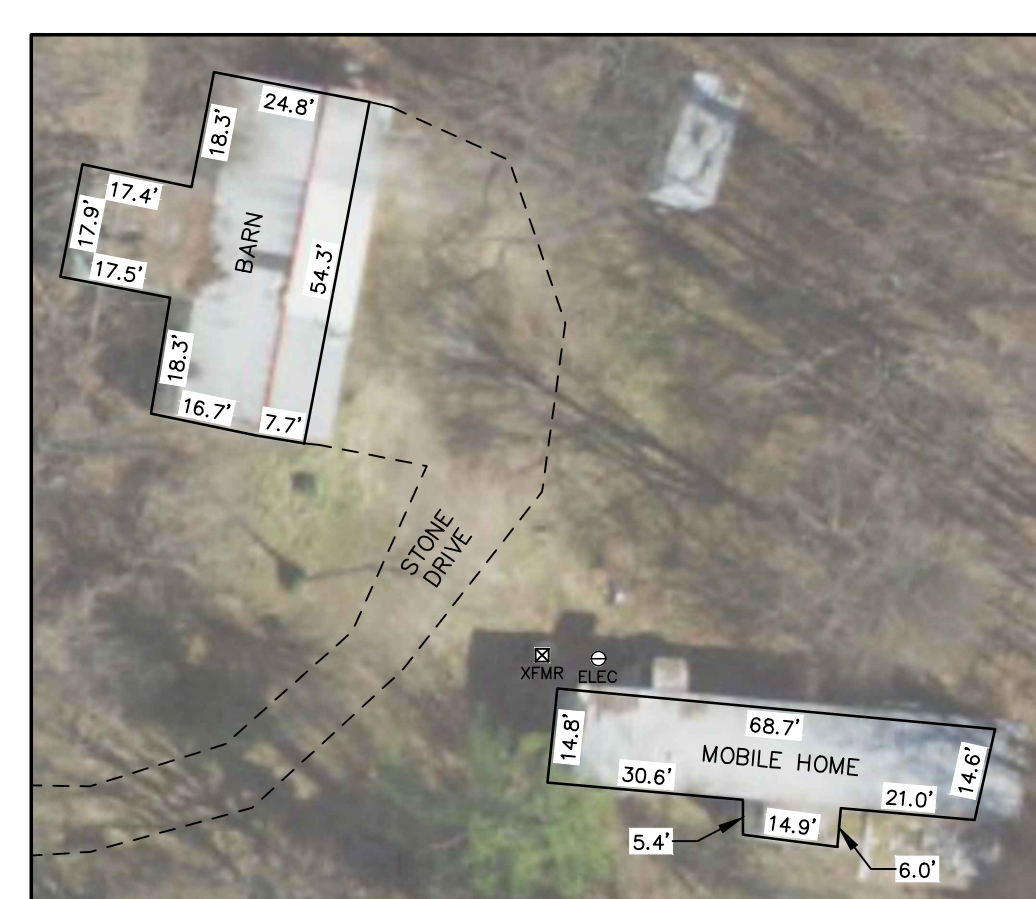
NO ENCROACHMENTS WERE LOCATED ON SITE

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
TELEPHONE	FRONTIER COMMUNICATIONS 219 SOUTH HIGH STREET HILLSBORO, OHIO 45133 (937) 210-4314
	CLINTON COUNTY ENGINEER 1326 FIFE AVENUE WILMINGTON, OHIO 45177 (937) 382-2078

DEED REFERENCE:
 DOROTHY CHAMPLIN MOON, A.K.A.
 DOTTIE CHAMPLIN MOON
 (1/2 INTEREST)
 O.R. 822, PAGE 266
 27.715 Ac.
 KIMBERLY ANN WINTERS
 (1/2 INTEREST)
 DOC No. 2022-00003120
 27.715 Ac.
 P.N. 190051603000000
 S.R. 39, PLAT 32

REVISIONS
12/20/2022
12/21/2022



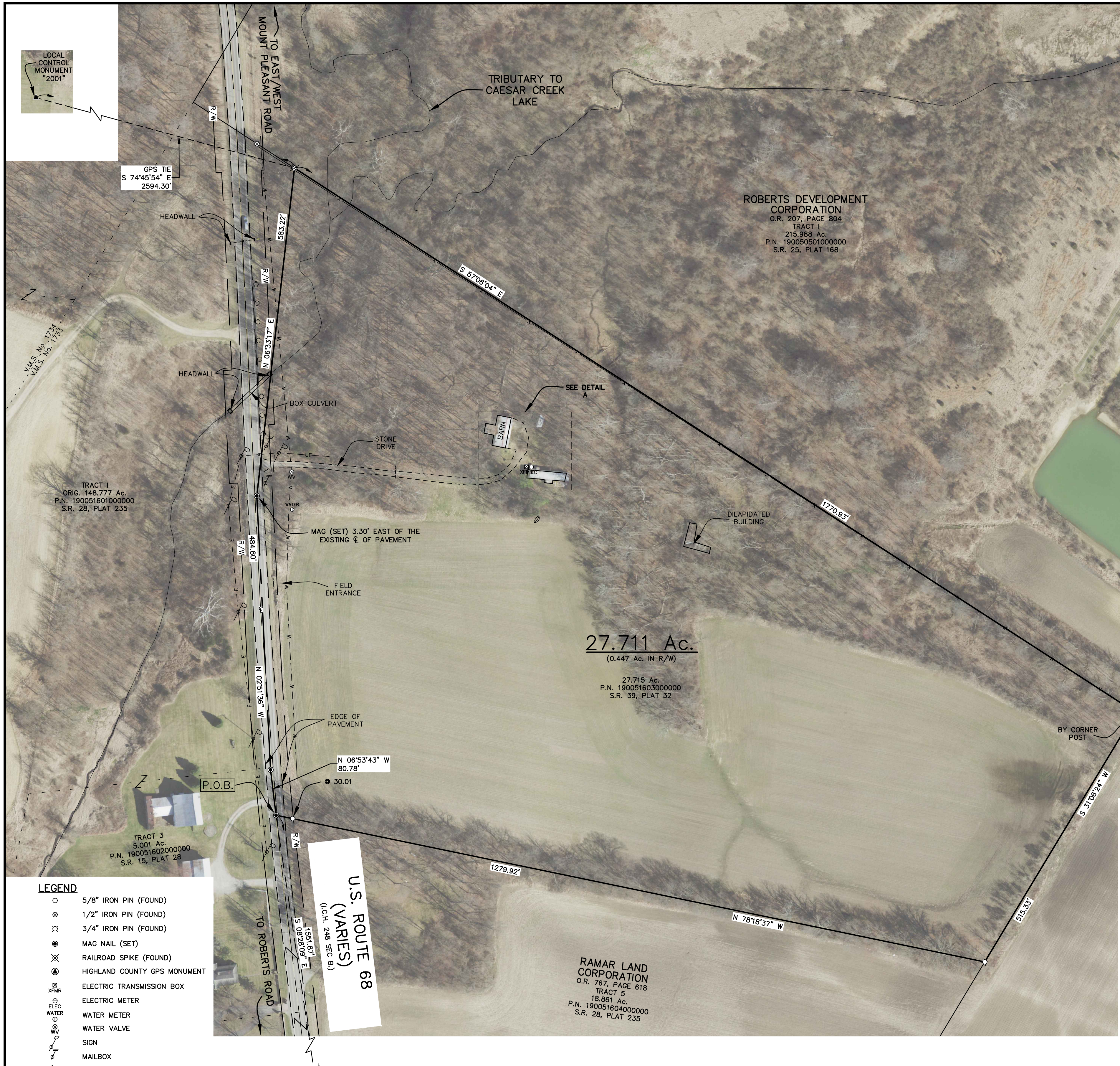
DETAIL A
 SCALE: 1"=20'

ADDRESS: U.S. ROUTE 68
 WILMINGTON, OHIO 45177

SURVEYOR'S CERTIFICATION

TO STEWART TITLE GUARANTY 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/NPS/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 NOVEMBER 29, 2022.

Jason C. McConnaughey 12/21/2022
 JASON C. MCCONNAUGHEY, P.S. 8509 DATE
 jmc@mccartyassociates.com



LEGEND

- 5/8" IRON PIN (FOUND)
- 1/2" IRON PIN (FOUND)
- 3/4" IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ RAILROAD SPIKE (FOUND)
- ⊙ HIGHLAND COUNTY GPS MONUMENT
- ⊙ ELECTRIC TRANSMISSION BOX
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ SATELLITE DISH
- ⊙ UTILITY POLE
- ⊙ GUARDRAIL
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN
- WATER MAIN LINE
- EDGE OF STONE
- EDGE OF PAVEMENT
- R/W RIGHT-OF-WAY
- X WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ McCarty Associates Geodetic Local Control Monument "2001", 5/8" IRON PIN WITH PLASTIC CAP STAMPED "McCarty Traverse"

ZONING
 GENERAL COMMERCIAL DISTRICT (C-2)

MINIMUM LOT AREA
 TWENTY THOUSAND (20,000) SQUARE FEET AND AN AREA APPROVED BY THE CLINTON COUNTY HEALTH DEPARTMENT FOR AN ON-SITE WATER AND SEWAGE DISPOSAL SYSTEM (IF REQUIRED) AND THE REQUIRED PARKING AREA AS DETERMINED BY THIS RESOLUTION.

MINIMUM LOT WIDTH
 NO LESS THAN ONE HUNDRED (100) FEET.

MINIMUM YARD SETBACK AND BUILDING HEIGHT
 FRONT YARD SETBACK (FROM R/W) = 20 FEET.
 SIDE YARD SETBACK (FROM PROPERTY LINE) = 50 FEET, FOR STRUCTURES AND 20 FEET FOR PAVED AREAS WHEN ABUTTING SINGLE-FAMILY RESIDENTIAL LOTS, FOR AREAS ABUTTING NON SINGLE-FAMILY RESIDENTIAL LOTS 20 FEET FOR STRUCTURES AND 10 FEET FOR PAVED AREAS.
 REAR YARD SETBACK (FROM PROPERTY LINE) = 20 FEET.
 MAXIMUM BUILDING HEIGHT/STRUCTURE LIMIT = 70 FEET.

MINIMUM BUILDING AREA = 864 SQUARE FEET OF HABITABLE GROUND FLOOR AREA SHALL BE REQUIRED FOR ANY SINGLE-FAMILY DWELLING UNIT

MAXIMUM STRUCTURE OR IMPERVIOUS SURFACE COVERAGE OF THE LOT AS A PERCENTAGE OF THE LOT AREA. SEVENTY (70) PERCENT.

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 IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390270050E, DATED NOVEMBER 19, 2021.

THE LEGAL DESCRIPTION FROM FIELD SURVEY DESCRIBES THE SAME REAL ESTATE AS LISTED AND DESCRIBED IN THE TITLE COMMITMENT.

AERIAL IMAGERY SOURCED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGrip), ACQUIRED IN 2022.



ALTA/ACSM LAND TITLE SURVEY FOR
RAMAR LAND CORPORATION
 LIBERTY TOWNSHIP
 CLINTON COUNTY, OHIO
 V.M.S. No. 1733

McCart Associates, LLC
 ARCHITECTS - ENGINEERS - SURVEYORS
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-993-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 7, 2022	1" = 100'	S22-273A