

VICINITY MAP
1" = 5000'

UTILITY OWNERS

ELECTRIC
AES OHIO
1900 DRYDEN ROAD
DAYTON, OHIO 45439
(800) 433-8500

TELEPHONE/CABLE/INTERNET
FRONTIER COMMUNICATIONS
731 EAST MAIN STREET
WILMINGTON, OH 45177
(937) 608-9380

WATER
CLINTON COUNTY ENGINEER
1326 FIFE AVENUE
WILMINGTON, OH 45177
(937) 382-2078

CLINTON COUNTY ENGINEER
69 NORTH SOUTH STREET
WILMINGTON, OH 45177
(937) 382-6509

WESTERN WATER COMPANY
3639 BENNETT ROAD
MORROW, OHIO 45152
(513) 722-1682

EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY,
TITLE No. GLW2301800, DATED NOVEMBER 14, 2023, SCHEDULE B, PART II

14 DAYTON POWER AND LIGHT COMPANY
RIGHT-OF-WAY
D.B. 168, PAGE 536
FEBRUARY 13, 1959
DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN ON PLAT

CLINTON COUNTY WATER COMPANY
RIGHT-OF-WAY AND EASEMENTS
D.B. 173, PAGE 459
DECEMBER 31, 1959

DAYTON POWER AND LIGHT COMPANY
RIGHT-OF-WAY AND EASEMENTS
D.B. 196, PAGE 58
SEPTEMBER 1, 1958

15 DAYTON POWER AND LIGHT COMPANY
EASEMENT FOR RIGHT-OF-WAY FOR WATER PIPELINE
D.B. 174, PAGE 66
JANUARY, 1960
AFFECTS SURVEYED PROPERTY AS SHOWN ON PLAT

CLINTON COUNTY WATER COMPANY
RIGHT-OF-WAY AND EASEMENT
D.B. 174, PAGE 203
FEBRUARY 16, 1960

16 STATE OF OHIO DEPARTMENT OF HIGHWAYS
EASEMENT FOR ROAD OR STREET
D.B. 181, PAGE 509
AUGUST 1, 1961
AFFECTS SURVEYED PROPERTY AS SHOWN ON PLAT

NAME	NAD 83 (2011) LATITUDE	LONGITUDE	HEIGHT	ELLIPSOID	OHIO STATE PLANE COORDINATES NAVD 88 EASTING	NAVD 88 ELEVATION
LEBANON CORRS ARP LEBA	39°25'49.78843"N	84°16'59.28382"W	739.714	525982.865	1464871.214	850.221
LOCAL CONTROL MONUMENT "2001"	39°24'35.59841"N	83°53'41.45545"W	931.395	516547.793	1574412.801	1039.627
GROUND SCALE FACTOR: GEOID MODEL:	1.00010853943776	GEOID18 (CONUS)		LOCAL GROUND COORDINATES NORTHING EASTING	516547.793 1574412.801	NAVD 88 ELEVATION 1039.627

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 94° 55' 22.3") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN NOVEMBER 14, 2023, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM), (TRIMBLE FILE 23378 11-15-23)

P.O.B. N 516,741.867' E 1,574,673.091'

BENCH MARK 1:
ARROW BOLT (FOUND) ON FIRE HYDRANT LOCATED 163.62' NORTH OF THE SOUTHERLY MOST PROPERTY LINE OF SUBJECT PREMISES.
ELEVATION = 1030.78 FEET (NAVD88)

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 (SET)
- ⊙ POST
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE PIT
- ⊙ UNKNOWN MANHOLE
- ⊙ SQUARE CATCH BASIN
- ⊙ ROUND CATCH BASIN
- ⊙ AIR CONDITIONING UNIT
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ ELECTRIC PEDESTAL
- ⊙ COMMUNICATION PEDESTAL
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ FLAG POLE
- ⊙ CLEANOUT
- ⊙ SIGN, 1 POST
- ⊙ SIGN, 2 POST
- ⊙ MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT ("2001"), 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- ⊙ SPIGOT
- ⊙ ELECTRIC PULL BOX
- ⊙ ELECTRIC TRANSFORMER
- ⊙ GUY WIRE
- ⊙ BOLLARD
- ⊙ MAILBOX
- ⊙ YARD DRAIN
- ⊙ PRIVACY FENCE
- ⊙ CHAINLINK FENCE
- ⊙ WATER
- ⊙ OVERHEAD ELECTRIC AND COMMUNICATIONS
- ⊙ OVERHEAD COMMUNICATIONS
- ⊙ OVERHEAD ELECTRIC
- ⊙ STORM SEWER
- ⊙ SANITARY SEWER
- ⊙ EDGE OF PAVEMENT
- ⊙ EDGE OF CONCRETE
- ⊙ EDGE OF STONE
- ⊙ EXISTING RIGHT-OF-WAY
- ⊙ CENTERLINE OF ROAD
- ⊙ CENTERLINE OF DITCH
- ⊙ EASEMENT LINE



RONALD C. FLOREA
O.R. 12587, PAGE 144
PARCEL 2
ORIG. 75 AC.
P.N. 01003067000000
S.R. 37, PLAT 299

BYRNIE FLOREA
O.R. 988, PAGE 144
PARCEL 2
ORIG. 75 AC.
P.N. 01003067000000

THE NATIONAL BANK AND TRUST COMPANY
O.R. 137, PAGE 383
PARCEL IV
ORIG. 106 AC.
P.N. 01003070200000
S.R. 32, PLAT 201

RAMAR LAND CORPORATION
O.R. 964, PAGE 429
69.147 AC.
P.N. 01003050300000
S.R. 44, PLAT 200

ROGER D. MCGAHA AND JANET L. MCGAHA
O.R. 286, PAGE 749
PARCEL II
1.506 AC.
P.N. 01003050200000
S.R. 16, PLAT 22

RALPH L. ROBERTS SR. AND MARY D. ROBERTS
O.R. 957, PAGE 667
93.860 AC.
P.N. 01003051200000
S.R. 41, PLAT 155

LEGAL DESCRIPTION FROM TITLE COMMITMENT

SITUATE IN THE STATE OF OHIO, COUNTY OF CLINTON, ADAMS TOWNSHIP, AND BEING A PART OF MILITARY SURVEY NO. 747, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF OSBORN PIKE ROAD WITH OHIO STATE HIGHWAY NO. 730, SAID POINT BEING COMMON TO THE LANDS NOW (OR FORMERLY) OWNED BY BENTON AND MADGE SHELDON, AND LANDS OF THE GRANTOR;
THENCE LEAVING SAID HIGHWAY NO. 730 AND LAND OF THE SAID OSBORN, AND WITH THE CENTER OF THE SAID OSBORN PIKE ROAD AND THE LINE COMMON TO THE LAND OF SAID SHELDON;
SOUTH 39° 08' EAST 493.45 FEET TO A SPIKE IN THE CENTER OF AFORESAID ROAD AND IN THE LINE COMMON TO THE LANDS OF SAID SHELDON AND THE LANDS NOW (OR FORMERLY) OWNED BY BYRNIE D. FLOREA;
THENCE LEAVING SAID ROAD AND WITH THE SOUTH BOUNDARY OF THE TRACT HEREIN DESCRIBED AND WITH THE LINE OF SAID FLOREA;
SOUTH 57° 41' WEST 1484.27 FEET TO A POINT;
THENCE CONTINUING WITH THE LINE OF SAID FLOREA AND WITH THE WEST BOUNDARY OF THE TRACT HEREIN DESCRIBED;
NORTH 32° 19' WEST 490.00 FEET TO A POINT IN THE CENTER OF OHIO STATE ROUTE NO. 730, BEING IN THE LINE COMMON TO THE LANDS NOW (OR FORMERLY) OWNED BY DONALD AND ELSIE SMITH, AND THE SAID FLOREA;
THENCE WITH SAID ROUTE NO. 730 AND LINE COMMON TO THE SAID SMITH;
NORTH 57° 41' EAST 438.00 FEET TO A POINT AT THE INTERSECTION OF OSBORN ROAD WITH THE SAID ROUTE NO. 730, BEING IN THE LINE COMMON TO THE LAND NOW (OR FORMERLY) OWNED BY DONALD AND ELSIE SMITH, AND THE LANDS OF SAID SMITH;
THENCE LEAVING THE LAND OF THE SAID SMITH AND WITH THE LINE COMMON TO THE SAID OSBORN AND FLOREA, AND CONTINUING WITH THE SAID ROUTE NO. 730;
NORTH 57° EAST 41' EAST 987.53 FEET TO THE POINT OF BEGINNING BEING ALL TRACTS A-100 AND A-100-2, CINCENTATI DEFENSE AREA NIKE BATTERY CD-27.

LEGAL DESCRIPTION FROM FIELD SURVEY

SITUATED IN THE TOWNSHIP OF ADAMS, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 747, BEING ALL (16.401 ACRES) OF THE 16.36 ACRES TRACT AS CONVEYED TO CLINTON COUNTY BOARD OF COMMISSIONERS FOR THE CLINTON COUNTY BOARD OF MENTAL RETARDATION AND RECORDED IN DEED BOOK 225, PAGE 490 OF THE CLINTON COUNTY RECORDER'S OFFICE, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A SPIKE (FOUND) UNDER THE PAVEMENT MARKING THE CENTERLINE INTERSECTION OF STATE ROUTE 730 AND OSBORN ROAD (COUNTY ROAD NO. 37), SAID SPIKE HAVING OHIO STATE PLANE COORDINATES NORTHING 516,741.867 FEET, EASTING 1,574,673.091 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);
THENCE WITH THE CENTERLINE OF OSBORN ROAD S 38°14'14" E, A DISTANCE OF 493.45 FEET TO A MAG NAIL (SET) MARKING THE NORTHERLY MOST CORNER OF AN ORIGINAL 75 ACRES "PARCEL 2" AS CONVEYED TO BYRNIE FLOREA (O.R. 988, PAGE 144);
THENCE WITH A NORTHWESTERLY LINE OF WHAT REMAINS OF THE AFORESAID ORIGINAL 75 ACRES "PARCEL 2" S 58°21'04" W PASSING A 5/8" IRON PIN (SET) AT 40.00 FEET, A TOTAL DISTANCE OF 1484.28 FEET TO A 5/8" IRON PIN (FOUND) MARKING THE EASTERLY MOST CORNER OF A 12.567 ACRES TRACT AS CONVEYED TO RONALD C. FLOREA (O.R. 735, PAGE 144) AND FOUND IN SURVEY RECORD 37, PLAT 299;
THENCE WITH THE NORTHEASTERLY LINE OF THE AFORESAID 12.567 ACRES TRACT N 31°38'54" W PASSING A 5/8" IRON PIN (FOUND) AT 465.11 FEET, A TOTAL DISTANCE OF 493.06 FEET TO A MAG NAIL (SET) IN THE CENTERLINE OF STATE ROUTE 730;
THENCE WITH THE CENTERLINE OF STATE ROUTE 730 N 58°41'46" E, A DISTANCE OF 466.41 FEET TO A SPIKE (FOUND) UNDER THE PAVEMENT AT THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF ODGEN ROAD (COUNTY ROAD NO. 50);
THENCE CONTINUING WITH THE CENTERLINE OF STATE ROUTE 730 N 58°21'17" E, A DISTANCE OF 961.26 FEET TO THE POINT OF BEGINNING, CONTAINING 16.401 ACRES OF LAND.
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 94° 55' 22.3") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN NOVEMBER 14, 2023, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
LAND SURVEYED IN NOVEMBER 2023, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509. THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S23-378 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".

ZONING RESTRICTIONS

EXISTING ZONE = RURAL RESIDENTIAL DISTRICT (R-R)

MINIMUM LOT AREA = 15,000 SQ.FT. (PUBLIC SEWER AND WATER)
1.0 AC. (PUBLIC WATER ONLY)
1.5 AC. (ON-SITE WATER AND SEWER)

MINIMUM LOT WIDTH = 70 FT. (PUBLIC SEWER AND WATER)
150 FT. (PUBLIC WATER ONLY)
150 FT. (ON-SITE WATER AND SEWER)

MINIMUM YARD SETBACKS:
FRONT YARD = 105 FT. (FROM CENTER LINE)
70 FT. (FROM RIGHT-OF-WAY)

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

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

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 GROUND FLOOR AREA
SHALL BE REQUIRED FOR ANY SINGLE-FAMILY DWELLING UNIT

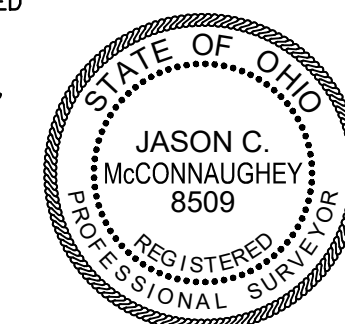
SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL INSURANCE COMPANY; 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 "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(G), 8, 9, 11(G), 13, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 29, 2023.

Jason C. McConnaughey 12/1/2023
DATE
JASON C. MCCONNAUGHEY, P.S. 8509
jmcc@mccartyassociates.com

ADDRESS: 4425 STATE ROUTE 730
WILMINGTON, OHIO 45177



DEED REFERENCE:
CLINTON COUNTY BOARD OF COMMISSIONERS,
FOR THE
CLINTON COUNTY BOARD
OF MENTAL RETARDATION
D.B. 225, PAGE 490
16.36 AC.
P.N. 01003067000000

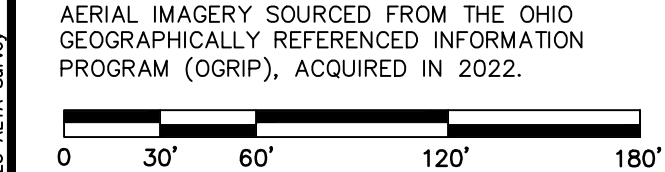
ALTA/NSPS LAND TITLE SURVEY FOR
RAMAR LAND CORPORATION
ADAMS TOWNSHIP
CLINTON COUNTY, OHIO
V.M.S. No. 747



213 N. High St. Hillsboro, Oh 45133
O: 937.393.9971 F: 937.393.2480

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
DECEMBER 1, 2023	1"=60'	S23-378



BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES OUTSIDE FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3902701250, DATED MAY 3, 2010.

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