

DRAWING NUMBER  
Clear Spring Estates  
S2 April  
56-86

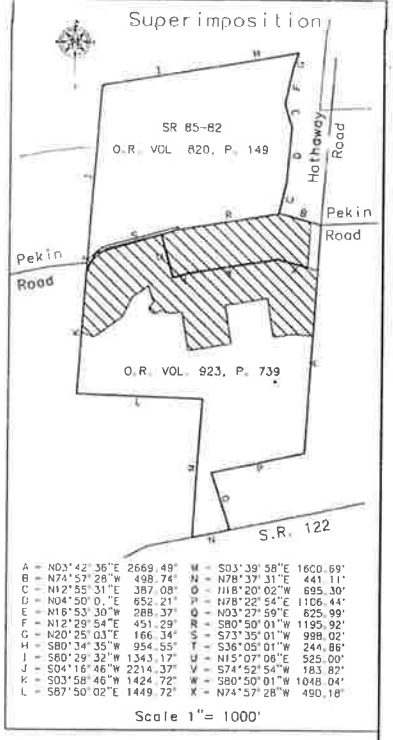
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# Clear Spring Estates, Section 2

Being a Replat of all of Lots 2 - 14 of Clear Spring Estates, Section 1, P.B. 27, Pgs. 47 & 48 And also a Plat of 45.0017 Acres of Unplatted Land Section 28, Town 4, Range 4, M.Rs. Clearcreek Township, Warren County, Ohio 65.2765 Acres February, 2002



Donald E. & Maida Rhoades  
O.R. 445, Pg. 983  
67,885 Acres  
SR 4-102  
SR 56-17

NOTES

- Owner & Developer - John E. Sulsted  
1266 E. Pekin Road  
Lebanon, Ohio  
15131 932-1505
- Lines of occupation, where existing, agree in general with property lines.
- Bearings based on P.B. 27, Pg. 47 & 48.
- O.R. 820, Pg. 149, P.B. 25, Pg. 21 & 22 and P.B. 27, Pg. 47 & 48 were source documents for this survey.
- Covenants and Restrictions for Clear Spring Estates, Section 2 will be filed as a separate document.
- Landscape easement as shown hereon shall be subject to the Covenants and Restrictions.

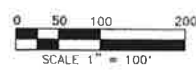
Number	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing	Chord Length
C1	320.00'	154.73'	27°42'18"	78.91'	S 61°01'45" W	153.23'
C2	230.00'	32.94'	08°12'17"	16.50'	S 20°31'07" E	32.91'
C3	15.00'	24.36'	93°02'30"	15.82'	S 21°53'59" W	21.77'
C4	60.00'	229.93'	219°33'59"	166.81'	S 41°21'45" E	112.92'
C5	15.00'	24.36'	93°02'30"	15.82'	N 79°22'30" E	21.77'
C6	230.00'	164.83'	41°03'44"	86.14'	S 78°38'07" E	161.33'
C7	470.00'	106.24'	12°57'03"	53.35'	N 87°18'33" E	106.01'
C8	530.00'	116.30'	12°34'21"	58.38'	N 87°07'12" E	116.07'
C9	200.00'	288.85'	82°45'00"	176.17'	S 57°47'29" E	264.39'
C10	500.00'	113.02'	12°57'03"	56.75'	N 87°18'33" E	112.78'
C11	200.00'	87.08'	24°56'46"	44.24'	S 28°53'25" E	86.39'
C12	200.00'	201.77'	57°48'14"	110.41'	S 70°15'52" E	193.32'
C13	35.00'	55.77'	91°17'53"	35.80'	S 29°13'57" W	50.05'
C14	35.00'	54.18'	88°42'07"	34.22'	S 60°46'03" E	48.93'
C15	315.00'	120.48'	21°54'51"	60.99'	S 63°55'28" W	119.75'
C16	315.00'	31.84'	05°47'27"	15.93'	S 50°04'19" W	31.82'
C17	170.00'	245.52'	82°45'00"	149.74'	S 57°47'29" E	224.73'
C18	530.00'	3.50'	00°22'42"	1.75'	S 86°24'17" E	3.50'

Number	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing	Chord Length
AEC1	20.00'	41.67'	119°22'36"	34.21'	S 39°28'41" E	34.53'
AEC2	30.00'	44.24'	84°28'57"	27.24'	S 62°46'18" W	40.34'
AEC3	50.00'	73.73'	84°28'57"	45.40'	N 62°46'18" E	67.23'
AEC4	50.00'	26.64'	30°31'28"	13.64'	S 67°45'06" E	26.32'
AEC5	30.00'	15.98'	30°31'28"	8.19'	N 67°45'06" W	15.79'
AEC6	70.00'	145.85'	119°22'36"	119.73'	N 39°28'41" W	120.86'

Number	Bearing	Distance
L1	S 15°07'06" E	5.00'
L2	N 80°50'01" E	86.19'
L3	N 80°50'01" E	5.36'
L4	S 26°05'01" W	87.41'
L5	S 26°05'01" W	13.89'
L6	S 48°38'15" W	60.00'

AE1	S 09°09'59" E	30.00'
AE2	N 80°50'01" E	142.56'
AE3	S 20°12'37" W	50.83'
AE4	S 69°47'23" E	14.56'
AE5	S 20°31'49" W	144.93'
AE6	N 74°59'13" W	205.54'
AE7	S 15°07'06" E	23.12'
AE8	S 74°59'13" E	193.94'
AE9	N 20°31'49" E	128.93'
AE10	S 52°29'22" E	31.00'
AE11	S 83°00'50" E	51.09'
AE12	N 08°09'59" E	20.82'
AE13	N 83°00'50" W	45.30'
AE14	N 52°29'22" W	20.97'
AE15	N 20°12'37" E	27.88'
AE16	S 80°50'01" W	6.30'

DE1	S 85°22'11" E	195.21'
DE2	S 76°14'26" E	135.95'
DE3	N 60°48'25" E	51.10'
DE4	N 20°44'19" E	42.38'
DE5	S 89°42'10" E	132.52'
DE6	S 87°31'28" E	398.54'
DE7	S 88°58'39" E	851.55'



LEGEND  
 ○ = 1/2" IRON PIN FOUND  
 ⊙ = 1" IRON PIN FOUND  
 ⊙ = 1" IRON PIN SET  
 --- = APPROX. LOCATION 100YR FLOOD PLANE  
 ALL MONUMENTS STRAIGHT AND IN GOOD CONDITION. 5/8" IRON PINS TO BE SET AT ALL LOT CORNERS, EXCEPT AS SHOWN.

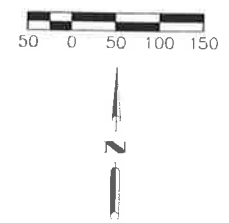
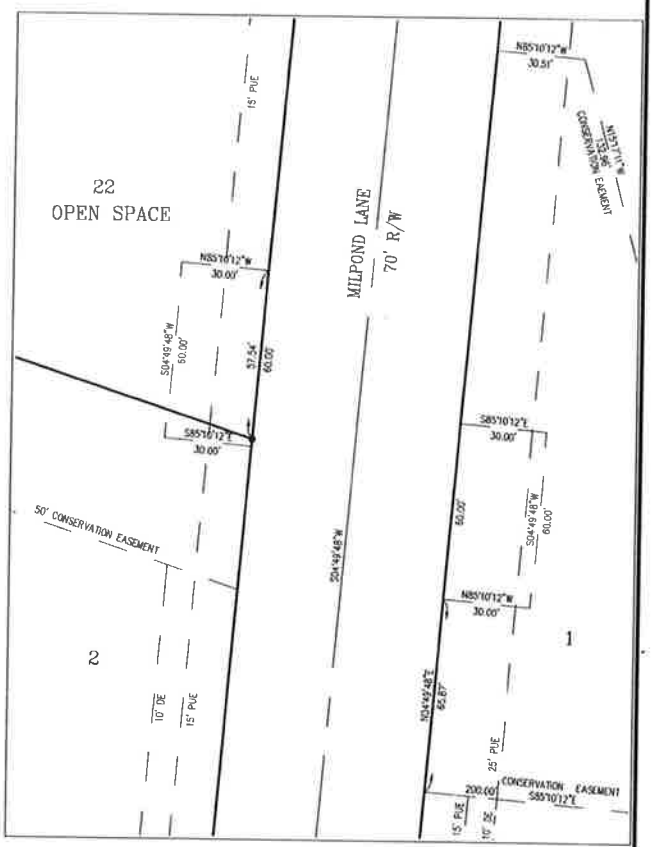
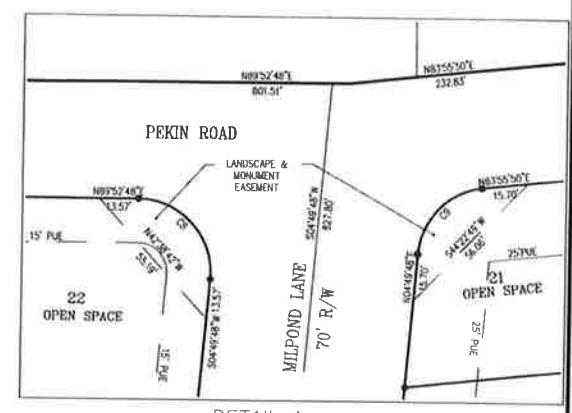
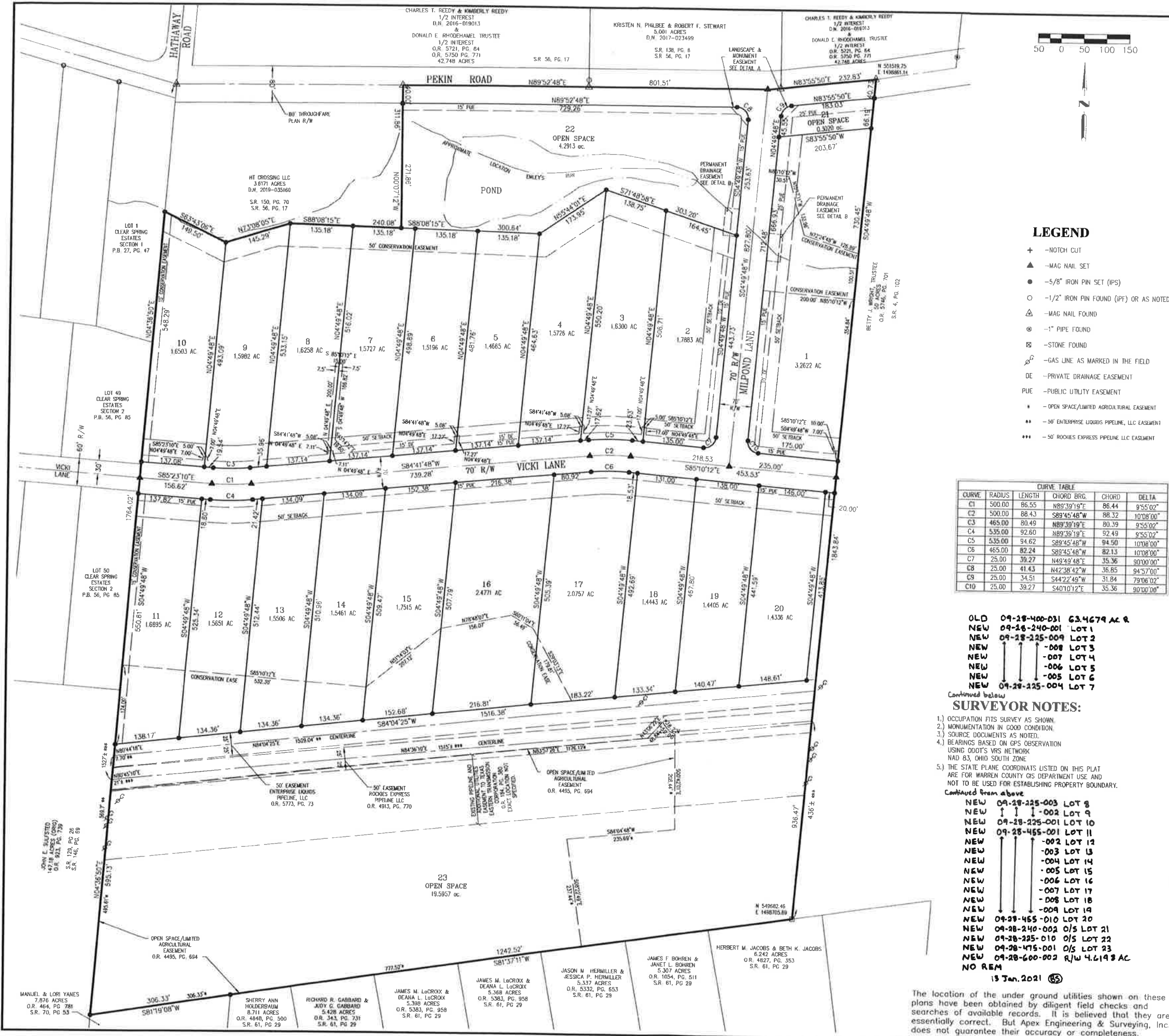
Ruth H. Campbell - Registered Surveyor #7628

## Record Plat

REVISIONS  
 02/26/02 Revised as per comments from Map Room & Recorder.

DESIGNED BY: JM  
 DATE: 1/30/02  
 DWG. NO.: 684  
 PROJECT: Clear Spring Estates, Section 2

WYCO CONSULTING, INC.  
 10 Stadia Drive  
 Franklin, Ohio 45005  
 937-743



- LEGEND**
- + -NOTCH CUT
  - ▲ -MAG NAIL SET
  - -5/8" IRON PIN SET (IPS)
  - -1/2" IRON PIN FOUND (IPF) OR AS NOTED
  - △ -MAG NAIL FOUND
  - ⊙ -1" PIPE FOUND
  - ⊞ -STONE FOUND
  - ⊘ -GAS LINE AS MARKED IN THE FIELD
  - DE -PRIVATE DRAINAGE EASEMENT
  - PUE -PUBLIC UTILITY EASEMENT
  - \* -OPEN SPACE/LIMITED AGRICULTURAL EASEMENT
  - \*\* -50' ENTERPRISE LIQUIDS PIPELINE, LLC EASEMENT
  - \*\*\* -50' ROCKIES EXPRESS PIPELINE LLC EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD DELTA
C1	500.00	86.55	N89°39'19"E	86.44 9°55'02"
C2	500.00	88.43	S89°45'48"W	88.32 10°08'00"
C3	465.00	80.49	N89°39'19"E	80.39 9°55'02"
C4	535.00	92.60	N89°39'19"E	92.49 9°55'02"
C5	535.00	94.62	S89°45'48"W	94.50 10°08'00"
C6	465.00	82.24	S89°45'48"W	82.13 10°08'00"
C7	25.00	39.27	N49°49'48"E	35.36 90°00'00"
C8	25.00	41.43	N42°38'42"W	36.85 94°57'00"
C9	25.00	34.51	S44°22'49"W	31.84 79°06'02"
C10	25.00	39.27	S40°10'12"E	35.36 90°00'00"

- OLD 09-28-400-031 63.4679 AC R  
 NEW 09-28-240-001 LOT 1  
 NEW 09-28-225-009 LOT 2  
 NEW 09-28-225-001 LOT 3  
 NEW 09-28-225-004 LOT 4  
 NEW 09-28-225-005 LOT 5  
 NEW 09-28-225-006 LOT 6  
 NEW 09-28-225-004 LOT 7

- SURVEYOR NOTES:**
- OCCUPATION FITS SURVEY AS SHOWN.
  - MONUMENTATION IN GOOD CONDITION.
  - SOURCE DOCUMENTS AS NOTED.
  - BEARINGS BASED ON GPS OBSERVATION USING ODOT'S VRS NETWORK NAD 83, OHIO SOUTH ZONE.
  - THE STATE PLANE COORDINATES LISTED ON THIS PLAT ARE FOR WARREN COUNTY GIS DEPARTMENT USE AND NOT TO BE USED FOR ESTABLISHING PROPERTY BOUNDARY.

- Continued from above
- NEW 09-28-225-003 LOT 8
  - NEW 09-28-225-001 LOT 9
  - NEW 09-28-225-001 LOT 10
  - NEW 09-28-455-001 LOT 11
  - NEW 09-28-455-002 LOT 12
  - NEW 09-28-455-003 LOT 13
  - NEW 09-28-455-004 LOT 14
  - NEW 09-28-455-005 LOT 15
  - NEW 09-28-455-006 LOT 16
  - NEW 09-28-455-007 LOT 17
  - NEW 09-28-455-008 LOT 18
  - NEW 09-28-455-009 LOT 19
  - NEW 09-28-455-010 LOT 20
  - NEW 09-28-240-002 O/S LOT 21
  - NEW 09-28-225-010 O/S LOT 22
  - NEW 09-28-475-001 O/S LOT 23
  - NEW 09-28-600-002 R/W 4.6193 AC
  - NO REM

15 Jan. 2021  
 The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.

# POND VIEW ESTATES

LOCATED IN  
 SECTION 28, TOWN 4, RANGE 4  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO  
 DECEMBER, 2020

SCALE: 1"=100'  
 DATE: 11-01-20  
 DRAWN: JLL  
 DESIGNED: JLL  
 CHECKED: PUL



REVISIONS:  
 1  
 2  
 3