

Lemoine & Virginia Swart Survey

SW & SE Qtr.'s of Section 19, T-18N, R-14W
Clinton Township
Wayne County, Ohio

210059.dwg

November 24, 2010

Qtr. Section Line

19 20

19 20

TRC Notes:
Soil & Water Conservation District Comments:
A drainage course was observed on Parcels 1 & 2. The drainage course is an old mill race, as shown and identified on this drawing. This drainage course should be preserved as a means of disposing of storm water and groundwater and is intended to benefit all who adjoin it. To preserve the function of the drainage course an area described as, ten feet on each side of the centerline of the swale, extending along its entire length, should not be impeded. Within the drainage course, no structure, fencing, culvert or other material should be placed or permitted to remain which may obstruct, retard or divert the flow.

A watercourse was observed on Parcel 3, 4 & 5 as shown and identified on this drawing. State and Federal requirements may apply. The Ohio EPA and Army Corps of Engineers should be contacted before any earth-disturbing activity is conducted in the watercourse.

Steep slopes - slopes greater than 10% - exist on all parcels. Development will not be permitted on those slopes until detailed information supporting the suitability for development is submitted to the Wayne County Planning Department. See Wayne County Subdivision Regulations Section 203.04 (D) with an effective date of January 25, 2007.

Portions of Parcels 3, 4 & 5 are located in the 100-year floodplain. A floodplain development permit is required prior to initiation of construction within the floodplain. See FIRM #39169C0325E dated Aug. 18, 2009.

The U.S. Fish and Wildlife Service Wetlands Inventory Maps indicate that there are wetlands on Parcels 5 & 6. Care should be taken not to disturb them.

Planning Department Comments:
Poor sight distance exists along most of the frontage of Parcel 2. Care should be taken when positioning a driveway entrance to this parcel.

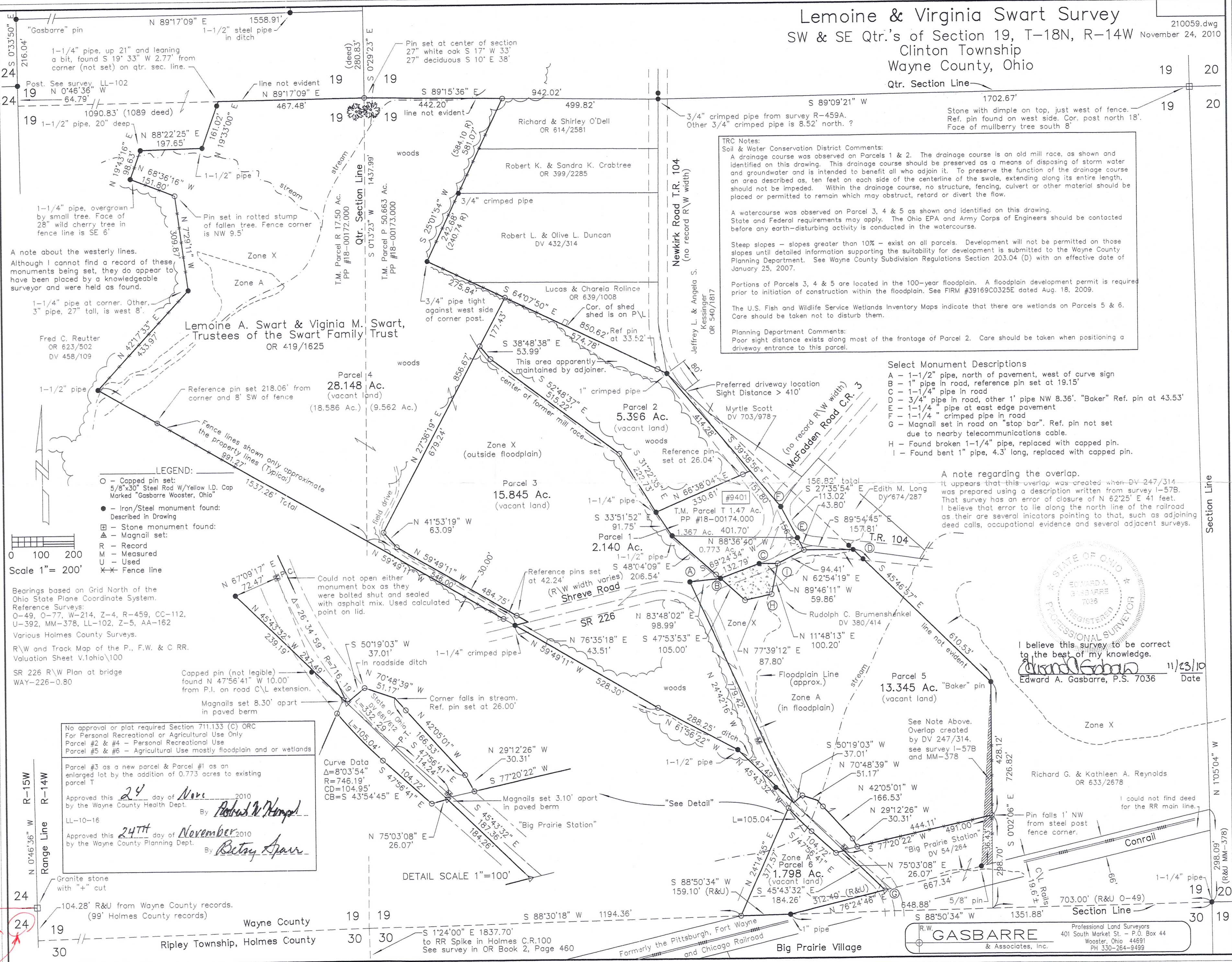
Select Monument Descriptions

- A - 1-1/2" pipe, north of pavement, west of curve sign
- B - 1" pipe in road, reference pin set at 19.15'
- C - 1-1/4" pipe in road
- D - 3/4" pipe in road, other 1" pipe NW 8.36". "Baker" Ref. pin at 43.53'
- E - 1-1/4" pipe at east edge pavement
- F - 1-1/4" crimped pipe in road
- G - Magnail set in road on "stop bar". Ref. pin not set due to nearby telecommunications cable.
- H - Found broken 1-1/4" pipe, replaced with capped pin.
- I - Found bent 1" pipe, 4.3' long, replaced with capped pin.

A note regarding the overlap.
It appears that this overlap was created when DV-247/314 was prepared using a description written from survey I-57B. That survey has an error of closure of N 62°25' E 41 feet. I believe that error to lie along the north line of the railroad as their are several indicators pointing to that, such as adjoining deed calls, occupational evidence and several adjacent surveys.



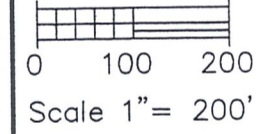
I believe this survey to be correct to the best of my knowledge.
Edward A. Gasbarre 11/23/10
Edward A. Gasbarre, P.S. 7036 Date



A note about the westerly lines.
Although I cannot find a record of these monuments being set, they do appear to have been placed by a knowledgeable surveyor and were held as found.

LEGEND:

- - Capped pin set: 5/8"x30" Steel Rod W/Yellow I.D. Cap Marked "Gasbarre Wooster, Ohio"
- - Iron/Steel monument found: Described in Drawing
- - Stone monument found:
- ▲ - Magnail set:
- R - Record
- M - Measured
- U - Used
- Fence line



Bearings based on Grid North of the Ohio State Plane Coordinate System.
Reference Surveys:
O-49, O-77, W-214, Z-4, R-459, CC-112,
U-392, MM-378, LL-102, Z-5, AA-162
Various Holmes County Surveys.
R/W and Track Map of the P., F.W. & C RR.
Valuation Sheet V.1ohio/100
SR 226 R/W Plan at bridge
WAY-226-0.80

No approval or plat required Section 711.133 (C) ORC
For Personal Recreational or Agricultural Use Only
Parcel #2 & #4 - Personal Recreational Use
Parcel #5 & #6 - Agricultural Use mostly floodplain and or wetlands

Parcel #3 as a new parcel & Parcel #1 as an enlarged lot by the addition of 0.773 acres to existing parcel T

Approved this 24 day of Nov 2010
by the Wayne County Health Dept. By *Richard W. Hengel*

LL-10-16
Approved this 24th day of November 2010
by the Wayne County Planning Dept. By *Betsy Spurr*

Wayne Co
Holmes Co
Washington Twp
Sec. 25
Holmes Co.

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GASBARRE
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