

COUNTY COMMISSIONERS.
Approved for record subject to the rules and regulations governing the platting of subdivisions of land.

BELMONT COUNTY COMMISSIONERS
Date May 26, 1976

COUNTY ENGINEER
Approved for Record
Date May 26, 1976

COUNTY RECORDER
No. 127482
Received for Record May 26 1976, at 11:30 o'clock AM
Recorded JUNE 9, 1976.
In Belmont County Record of Plats
Volume 16, Page 6 \$16.00 PD.

COUNTY AUDITOR.
Transferred by Belmont County Auditor.
Date May 26, 1976.
By P. Pastricone

CERTIFICATE OF SURVEYOR
The within plat is a subdivision of 16.416 acres and 0.843 acre Tracts less exceptions conveyed to Vincent P. Coyne by deed record in Deed Book 421, Page 83 in the Deed records of Belmont County, Ohio.

I hereby certify that this map is a true and correct survey made by me on December 4, 1975, that all monuments are set as shown.

John R. Schellhase
Ohio Registered Surveyor No. 5617

PLAT OF CLIFDEN MANOR

PEASE TOWNSHIP BELMONT COUNTY OHIO

SECTION 27, T.3 R.2
SCALE 1" = 100'

STEGMAN & SCHELLHASE INC.
CIVIL ENGINEERS AND SURVEYORS
WHEELING, WEST VIRGINIA

Acreeage contained in lots 15.811 Ac.
Acreeage contained in road 0.442 Ac.
Total 16.253 Ac.

STATEMENT
We, the undersigned being the owners of the lands herein platted, do hereby consent to the execution and recording of the said plat, provided, however, that the street as shown hereon shall be private, except for use by abutting owners, the fee title remaining in my name or my heirs or assigns. Provided also that, if at any time in the future, said street is legally extended and prior to any subdivision along said street, I, or my heirs and assigns, shall cause said private street to be dedicated to public use and constructed to the specifications of any subdivision regulations then in effect.

Witness
John R. Schellhase
Owners
Vincent P. Coyne
Mary L. Coyne

STATE OF OHIO ss.
BELMONT COUNTY
Be it remembered that on this 14 day of MAY, 1976, before me the undersigned, a notary public in and for said county and state, personally came Vincent P. Coyne and Mary L. Coyne his wife who acknowledged that they did sign the foregoing plat and that the same is their free act and will

In testimony whereof, I have set my hand and notary seal on this day and date above written.
J.C. Heinlein Jr.
Notary Public in and for Belmont County, Ohio

Note: Lot Number 3 has a 20' building line, lots 1 and 2 have a 30' building line parallel with and adjacent to 40' private road.

