

VICINITY MAP

PROPERTY IS ZONED R-1

BUILDING SETBACK LINE
FRONT BUILDING SETBACK LINES ARE 30' AND REAR
BUILDING SETBACKS ARE 30' FROM THE PROPERTY LINES.
SIDE YARD SETBACKS ARE 10'.

BASIS OF BEARINGS
BASIS OF BEARINGS FROM WHEATLAND ACRES SECTION ONE,
BY JAMES GEESLIN REGISTERED SURVEYOR #7764.

LINETYPE LEGEND

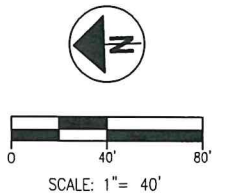
- STM PROPOSED STORM SEWER
- SAN PROPOSED SANITARY SEWER
- W PROPOSED WATERLINE

SYMBOL LEGEND

- PR STM MH
- PR CURB INLET
- PR HYDRANT

WHEATLAND ACRES PHASE VII

PART OF THE NORTHWEST 1/4 OF SECTION 36,
& THE NORTHEAST 1/4 OF SECTION 35
TOWNSHIP 5 SOUTH, RANGE 2 EAST
JEFFERSON TOWNSHIP
MERCER COUNTY, OHIO, CITY OF CELINA



PACCESS
Engineering Solutions
www.accessengllc.com | 419-586-1430

PROJECT NO.: 223890.17
DATE: MARCH 2025
DRAWN BY: AMS
CHECKED BY: BMM

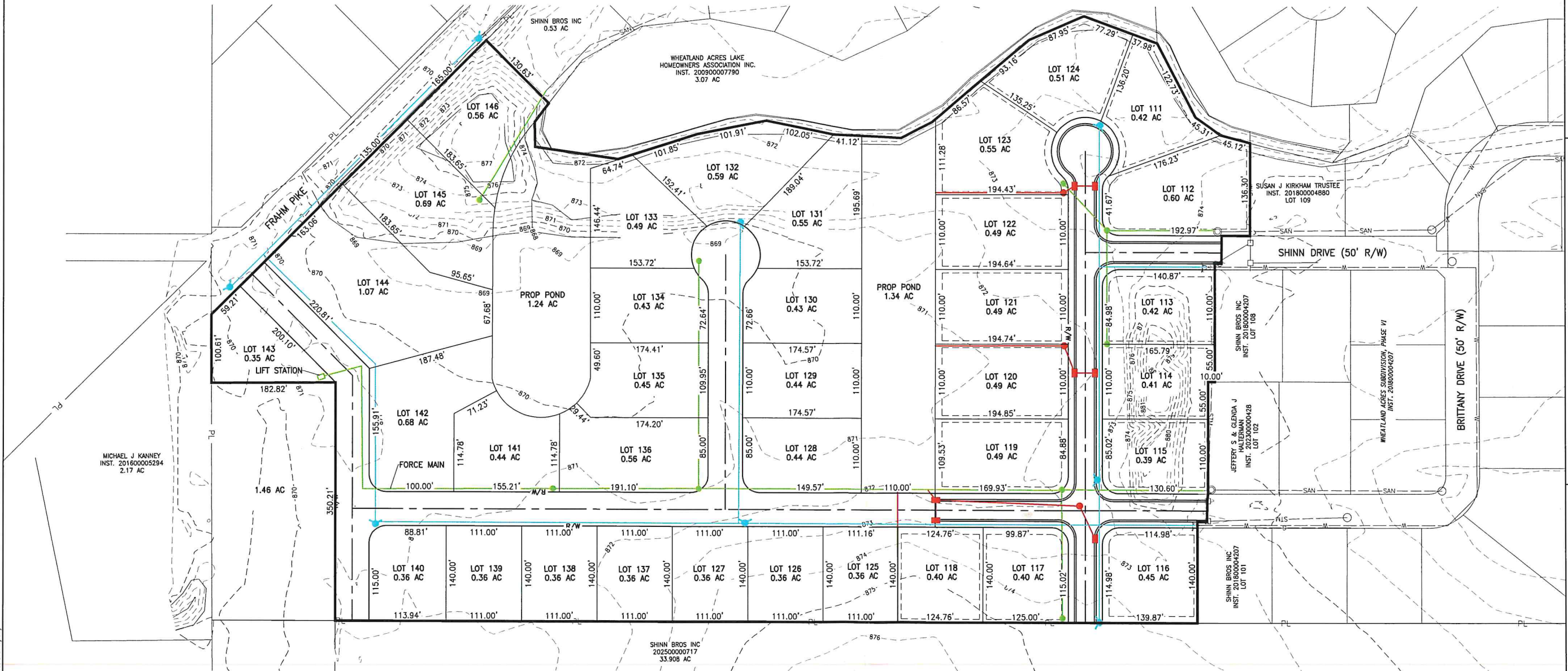
WHEATLAND ACRES PHASE VII

CITY OF CELINA
MERCER COUNTY, OHIO

PRELIMINARY PLAT

REV NO REV DATE REVISION COMMENTS

1 / 1



PLANNING COMMISSION CERTIFICATE

We hereby certify that this preliminary plat has been found to comply
with the standards of the Planning Board, City of Celina, Ohio.
Approved this 22nd day of MAY, 2025.

Chairman

ENGINEER/SURVEYOR:
ACCESS ENGINEERING
SOLUTIONS, LLC
1200 IRMSCHER BOULEVARD
SUITE B
CELINA, OHIO 45822
(419) 586-1430

OWNER:
SHINN BROS INC
540 SUMMIT STREET
CELINA, OHIO 45822

DEVELOPER:
SHINN BROTHERS, INC.
540 SUMMIT STREET
CELINA, OHIO 45822
PH. (419) 586-5000



I hereby certify that this plat is true and accurate to
the best of my knowledge by Craig W. Mescher
Registered Surveyor No. 8237, March of 2025.

Craig W. Mescher
Professional Surveyor #8237