

THE FINAL PLAT OF BRUNER-SULLIVAN DEVELOPMENT

VICINITY MAP
NOT TO SCALE

Building Line Setbacks:
Front: 30' from R/W (Along roadway)
Rear: 20% of Rearyard, 50' maximum
Sideyard: 20'

Developer:
Doug Bruner
Bruner Land Co., Inc.
P.O. Box 98
Byesville, Ohio 43723

GENERAL NOTES:

- Reserve "A" (Open Space/Green Space) will be conveyed to Pleasant Township Board of Trustees.
- Restoration Plan approved by the Franklin County Soil & Water District. (Contact Franklin County Soil & Water District for further information.)
- All Right-of-Way remaining is as 30' Easement except for the 10' additional widening of Biggert Road.

ADDITIONAL NOTES: (HEALTH DEPARTMENT RESTRICTIONS)

- The primary and secondary locations to be utilized for the septic leach fields on all lots are not to be compromised for any utilities, easements, driveways, building/structure locations, pools or ponds.
- Curtain drain collector tiles are to be utilized to receive subsurface water only, as outlined in the Franklin County Health Department Household Sewage Disposal System Regulation 701.01-701.23. When a common collector tile is to be used to receive the subsurface water from curtain drains, the Franklin County Engineer's Office should review the depth, size and fall to ensure proper design and function.
- All soil moved during construction, including soil from road excavations, etc., is not to be placed on any lot without prior written approval from the Franklin County Board of Health or their authorized representative.
- Proper sanitary radius from well locations, as it relates to the construction site and adjacent properties must be maintained as in accordance with the Ohio Department of Health Private Water System Rules, O.A.C. 3701-28
- No scalping of soil where primary or reserve leach fields are to be located will be permitted.
- Lot 11 will only be permitted a three (3) bedroom home as approved by the Franklin County Board of Health.

FEMA INFORMATION:
SUBJECT PROPERTY LIES WITHIN ZONE "X"
AS DESIGNATED ON FEMA MAP PANEL 39049C03050
DATED AUGUST 2, 1995

Zoning:
Minimum Lot Area: 5,000 Acres
Minimum Lot Width: 150'
Front Yard Setback: 30.00'
Side Yard Set Back: 20.00'
Rear Yard Setback: 20% of Lot Depth (50.00' Max.)

SITE INFORMATION:

Total Acreage: 50.1967 Acres
Total number of lots: 13
Acreage in Reserve "A": 6.0186 Acres
Acreage in Highway Easement: 3.3472 Acres
Acreage in Lots: 44.1781 Acres (including Easement R/W)
Minimum Lot Acreage: 1.0125 Acres
Minimum Lot Width: 148.50'
Current Zoning: Rural
Right-of-Way Width: 60' & Varies

School District:
Madison Plains Local School District

Taxing District:
Pleasant Township Taxing District

Basis of Bearings:
S 18°00'25" W is derived from the centerline of Biggert Road between PCGS 1234 and PCGS 3324 monuments and are N.A.D. 83-85 Adjusted (Ohio South)



TRANSFERRED
FEB 14 2008
JOSEPH WESSA
AUDITOR
FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Pleasant, part of Virginia Military Surveys 5376, 5766, 6285 and 13258 a subdivision, containing 50.197 acres by deed conveyed to the Bruner Land Company as described in Instrument Number 200701240014105 Recorder's Office Franklin County, Ohio

I, Doug Bruner, Vice President of Bruner Land Company, Inc., an Ohio Corporation, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our Final Plat of Bruner Sullivan Development, a subdivision of lots 1 to 11 inclusive and Reserve "A" consisting of 6.0186 acres, do hereby accept this plat of same, and dedicate an additional right-of-way easement of 10' for the extent of ownership adjoining Biggert Road, and do voluntarily consent to the execution of said plat.

In consideration of approval of this plat, we/I understand and agree to fulfill our obligations and responsibilities reflected in the Subdivider's Agreement and the Subdivision Regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the Subdivider's Agreement.

Easements are granted to the public and to all owners of lots and Reserve "A" in the subdivision and are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features.

In Witness thereto: Doug Bruner, Vice President Bruner Land Company, Inc. have hereto set my hands this 16th day of January, 2008

John H. Todd
Witness

Doug Bruner
Doug Bruner, Vice President Bruner Land Company, Inc.

STATE OF OHIO, COUNTY OF FRANKLIN

Before me a Notary Public in and for said state personally came *Douglas B. Bruner* who acknowledged the signing of the foregoing instrument to be their voluntary and deed for uses and purposes therein expressed.

Notary Public: *Joe B. Butty* My Commission expires 12-16-012

-Surveyed and Platted by Benchmark Land Surveying, LLC
We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is a correct representation as determined by said survey.

J.R. Eckard

By: John R. Eckard II, P.S. No. 8018

Approved this 16th day of January 2008 *R.C. Brown*
Franklin County Planning Commission

Approved this 16th day of January 2008 *R.C. Brown*
Franklin County Zoning Officer

Approved this 16th day of January 2008 *James A. Flynn*
Franklin County District Board of Health

The undersigned hereby certifies that adequate and legal water and sanitary sewer capacities exist to serve this subdivision.

Approved this ___ day of ___ 2008
(If applicable) Franklin County Sanitary Office

Approved this 25th day of January 2008 *Dan C. Ruff*
Franklin County Engineer

This 29th day of January 2008, an additional 10' of Right-of-Way Easement along Biggert Road shown herein, is dedicated to public use and is hereby approved and accepted as such for the County of Franklin, State of Ohio.

Marilyn Brown *Don J. Siefel* *Paula Brooker*
Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.
Transferred this 19th day of February, 2008, at 11:12 A.M.

Franklin County Auditor *Joseph W. Wertz*
Recorded this 17th day of February 2008

D.L. H. M... *2 12* *Law...*