



PLAT OF SURVEY

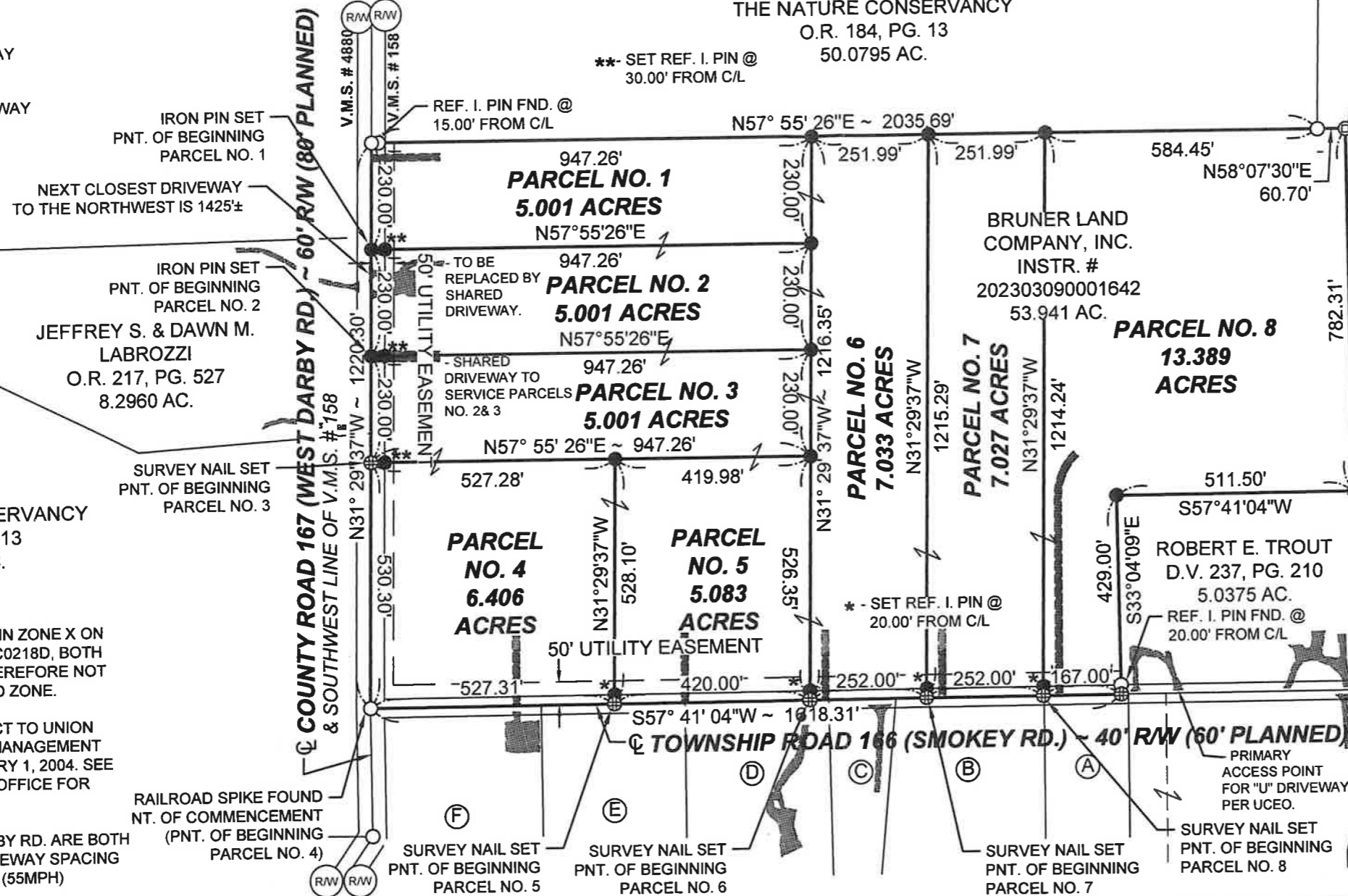
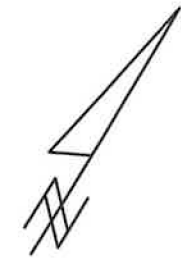
THIS SURVEY WAS PERFORMED AT THE REQUEST OF: LORI BRUNER / BRUNER LAND CO.

106 S. Elm St. P.O. Box 133, Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

V.M.S. # 158,
ALLEN TWP.,
UNION COUNTY,
STATE OF OHIO

THOMAS H. LAGOS
D.V. 342, PG. 564
128.931 AC.

- EXISTING DRIVEWAY LOCATIONS
- PROPOSED DRIVEWAY LOCATIONS



- ADJOINERS:
- A) JEREMY DICKERSON, O.R. 979, PG. 601, 3.01 AC.
 - B) JOHN R. & TERESA E. MOORE, O.R. 654, PG. 931, 5.66 AC.
 - C) JAMES K. & ANGELA SCOTT, O.R. 817, PG. 646, 12.71 AC.
 - D) LOWELL DAVID ULSH, D.V. 320, PG. 3, 5.02 AC.
 - E) LOWELL DAVID ULSH, D.V. 323, PG. 625, 6.60 AC.
 - F) JULIA A. WOODROW & CLIFFORD O. LEWIS, D.V. 326, PG. 221, 4.31 AC.

THE NATURE CONSERVANCY
O.R. 184, PG. 13
106.0848 AC.

THIS PROPERTY IS LOCATED IN ZONE X ON FIRM# 39159C0220D & 319159C0218D, BOTH DATED 12-16-2008, AND IS THEREFORE NOT LOCATED IN A FLOOD HAZARD ZONE.

THIS PARCEL MAY BE SUBJECT TO UNION COUNTY HIGHWAY ACCESS MANAGEMENT REGULATIONS DATED JANUARY 1, 2004. SEE UNION COUNTY ENGINEER'S OFFICE FOR MORE INFORMATION.

*SMOKEY RD. AND WEST DARBY RD. ARE BOTH LOCAL ROADS MINIMUM DRIVEWAY SPACING IS 250' SIGHT DISTANCE >495' (55MPH)

REFERENCE MATERIALS

- ① SURVEY BY FOX SURVEYING CO. ~ DATED: 11/2/2022
- ② SURVEY VOLUME 16, PAGE 485
- ③ SURVEY VOLUME 11, PAGE 6
- ④ SURVEY VOLUME 13, PAGE 386
- ⑤ SURVEY VOLUME 7, PAGE 243

Instrumnet Number: 202303090001642
Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)
C/L OF C.R. 167 - N 31°29'37"W



CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

William F. Stillions
William F. Stillions, Reg. P.S. No. 8420

4-15-2023
Date of Survey

LEGEND

- Scale 1" = 300 feet
- R.R. spike fnd.
 - 5/8" dia. iron pin fnd.
 - Survey nail set
 - Stone found
 - State hwy R/W monument fnd.
 - 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
 - Survey (MAG) spike set
 - Monument Box found