



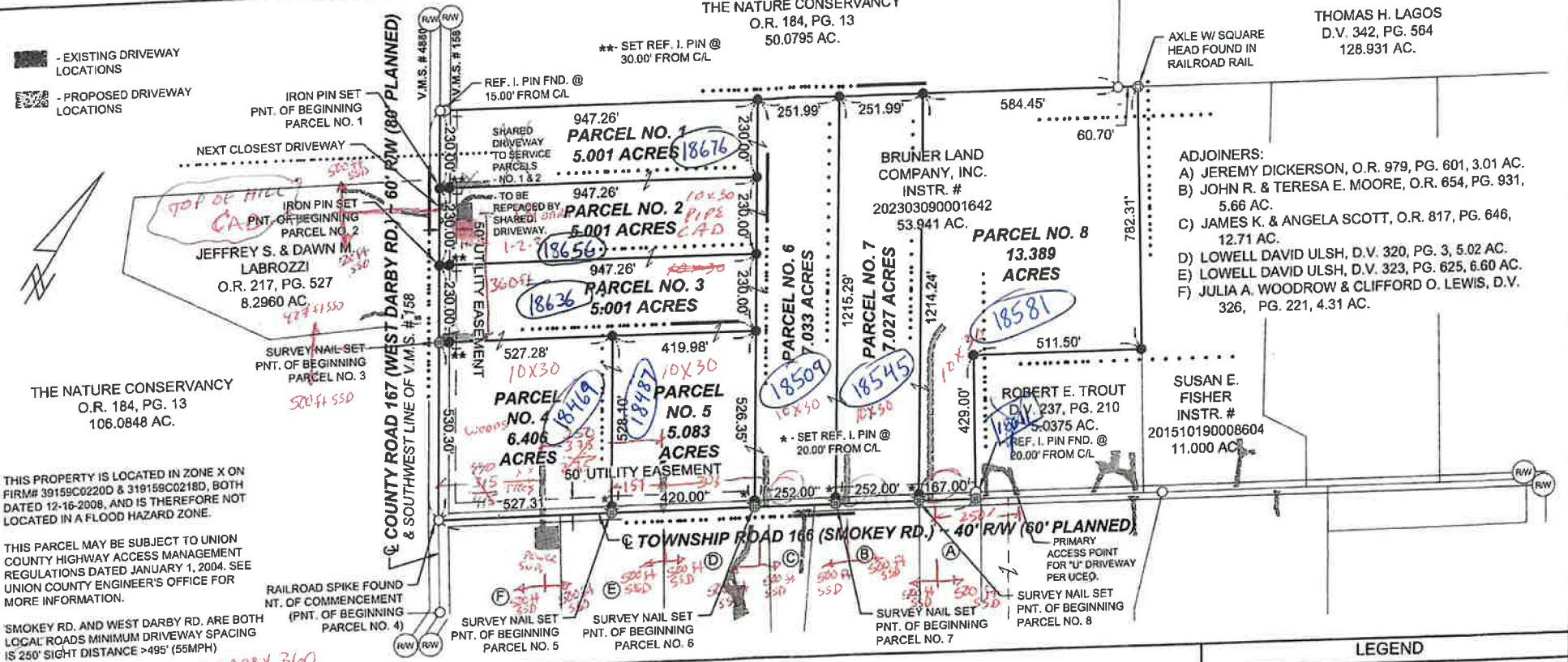
PLAT OF SURVEY

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

- EXISTING DRIVEWAY LOCATIONS
- PROPOSED DRIVEWAY LOCATIONS



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)

THE NATURE CONSERVANCY
O.R. 184, PG. 13
50.0795 AC.

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

- 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.

SUSAN E. FISHER
INSTR. #
201510190008604
11.000 AC.

ROBERT E. TROUT
D.V. 237, PG. 210
5.0375 AC.
REF. I. PIN FND. @
20.00' FROM C/L

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

Instrument Number: 202303090001642
Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)

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. Stillons, Reg. P.S. No. 8420

(REVISED 5-15-2023 FOR
4-15-2023 DRIVEWAY LOCATIONS)
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

Dwg. By: WFS

Job No.: 23006