SUBDIVISION PLAT OF

HIGGINS FARM SUBDIVISION

LOCATION:

Situate in the Southwest Quarter of Section 7 and
the Northwest Quarter of Section 18,
Township 17 North, Range 20 West, Gilead Township,
Congress Lands, Morrow County, Ohio

DAVID R. MILLS, PS
SURVEYOR #7157

AMY BERNICKEN, PS
SURVEYOR #8571

TRACY & MILLS, SURVEYORS
5 Harrison Avenue - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324
info@tracyandmills.com

FLOYD W. BARNES, PS
1921-2018

THOMAS M. TRACY, PS
1941-2002

RECEIVED
Morrow County Engineer
Date 8/14/2025 SS
SURVEY APPEARS TO MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN THE STATE OF OHIO

North based on the centerline of Township Road 112 per Engineer Plat Vol. 42, Pg. 29

VOLUME 38 PAGE 072
MORROW COUNTY ENGINEER

Flood Zone Information:
FIRM Map No. 39117C0150E
Dated: 06 02 2009
Zone X

Zoning: A-1 Agricultural District
Setbacks for Principal Buildings:
35' Front (from r/w line)
40' Rear
15' Side
NOTE: Zoning Setbacks reflect current zoning standards at the time of plat recording and are not subdivision plat restrictions

OUPS TICKET REQUESTS:
A520304449

UTILITY NOTES:
The location of utilities shown are from visible appurtenances, field markings, and utility plans received per OUPS tickets. No guarantees, expressed or implied, are made as to the accuracy, completeness, or location of utilities, either in service or abandoned.

Underground utilities may exist which are not shown. Always call the Ohio Utilities Protection Service (OUPS) at 811 before digging

BE ADVISED:
A subsurface drainage system may exist on this site The system and or outlet, if located on this property, must be maintained at all times.

TOPOGRAPHIC SURVEY NOTE: Contours are shown for reference only from the Ohio Geographically Reference Information Program. No guarantees are made to the accuracy of the contour lines or their relationship to property lines.

BENCHMARK:
5/8" Iron Pin Found 30' West of the NE corner of Lot 1
Elevation = 1181.47

PARCEL # G19-001-00-287-03
G19-001-00-287-04
G19-001-00-287-05

Scale: 1" = 100'

0 50 100 200

Property Owner:
Bruner Land Company Inc
PO Box 98
Byesville, Ohio 43723
740-685-3064

References:
Morrow County Engineer Plat
Vol. 42, Pg. 29
Vol. 18, Pg. 528

ZONING COMMISSION
Regulations now in effect.

Morrow County Zoning Inspector

PLANNING COMMISSION
I hereby state that this plat was approved at a duly called and regular meeting of the Morrow County Regional Planning Commission, held on , 20 . This approval becomes void unless the plat is filed for recording within 365 days after the date of this approval

Chairman Morrow County Planning Commission Date

MORROW COUNTY ENGINEER CERTIFICATION

This day of , 20 , right of way for public streets and roads herein dedicated to public use are hereby accepted for the County of Morrow, State of Ohio.

Morrow County Engineer Date

MORROW COUNTY HEALTH DEPARTMENT

Morrow County Health Department Date

MORROW COUNTY COMMISSIONERS
Dedication of the land shown on this plat for roads, streets or other public purposes is hereby approved as of , 20

MORROW COUNTY SOIL AND WATER CONSERVATION DISTRICT

MORROW COUNTY AUDITOR

Transferred this ___ day of _____, 20___

Morrow County Auditor

MORROW COUNTY RECORDER

Date

Recorded this ___ day of _____, 20___ at _____ AM / PM

in Plat Book , Page

Fee $_____

Morrow County Recorder

DEDICATION

We the undersigned, being all the owner(s) of the land platted herein, certify that the attached plat correctly represents our my plans, a subdivision of Lots Numbered 1 to 5, inclusive, and do hereby accept this plat and do voluntarily dedicate acres for public road right of way and all easements for utilities as shown hereon and not heretofore dedicated. In witness thereto, _____ for Bruner Land Company Inc. have hereunto set their hands this ___ day of _____, 20___

OWNER(S) WITNESS

NOTARY

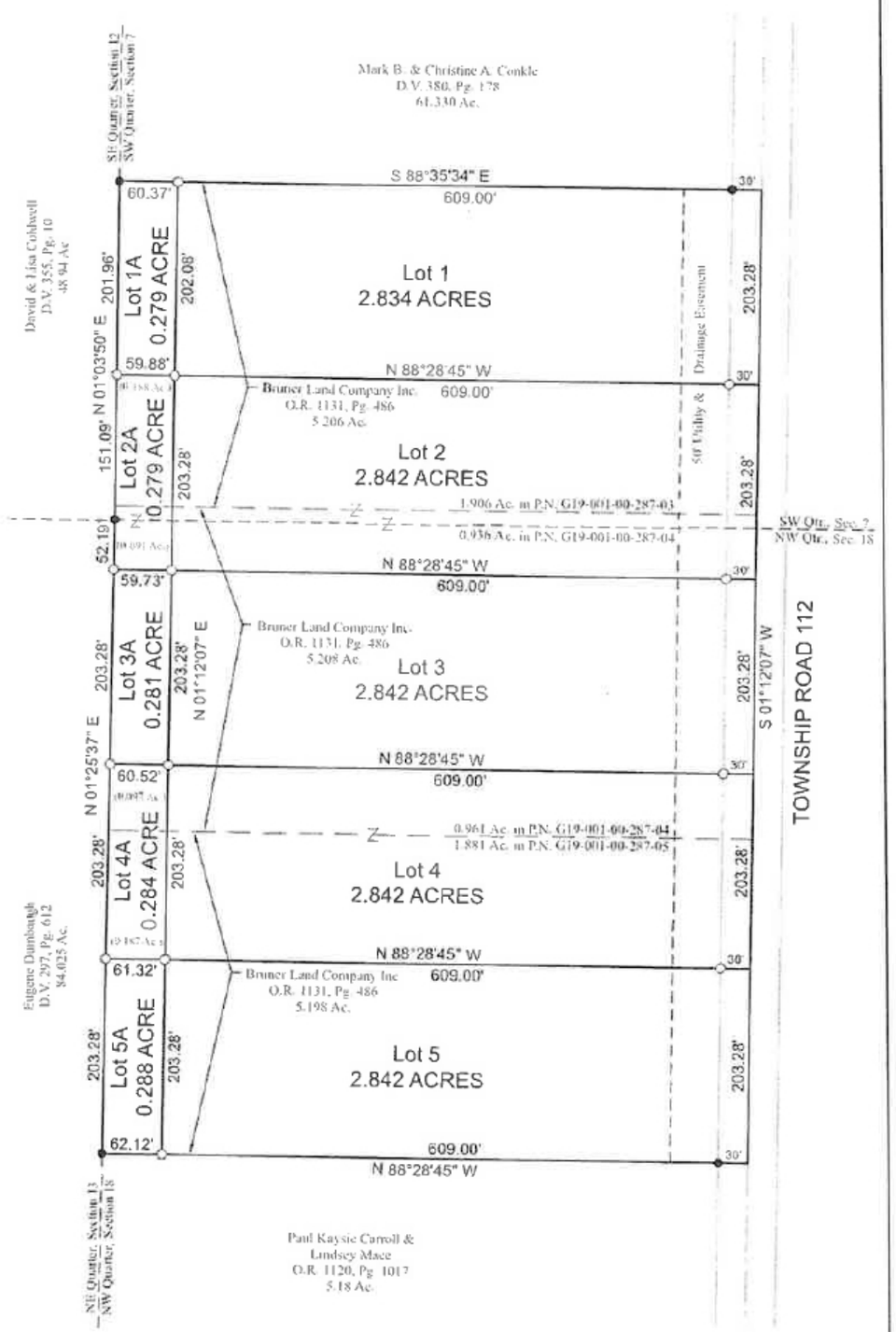
State of Ohio, County of S.S.:
Before me, a notary in and for the County of _____
, for Bruner Land Company Inc., personally appeared and acknowledged the signing and execution of the instrument to be their free and voluntary act; in testimony whereof I hereupon subscribe my name and affix my seal this ___ day of _____, 20___.
My Commission Expires: _____

LEGEND

- Edge of Pavement
- Underground Fiber Optic Line
- Overhead Electric & Telephone
- Tree Line
- Center of Creek
- Soil Delineations (Per Morrow County GIS)
- Iron Pin Set (5/8" x 30") Capped "Tracy & Mills"
- 5/8" Iron Pin Found

STATE OF OHIO
DAVID R. MILLS
S-7157
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION.
We hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

David R. Mills, Surveyor No. 7157 Date: July 31, 2025

Vicinity Map
(Not to Scale)