

Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Thursday, August 7, 2025 4:20 PM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Currier Ridge - Final Plat
Attachments: CurrierRidgeMpRmReviewPage1.pdf; CurrierRidgeMpRmReviewPage2.pdf

Good Afternoon,

The following are the Comments from the Map Room Review of Currier Ridge:

Page 1 Item 1- the auditor's parcel number is **15-0020001.0010**, and the map number is **137-00-00-163.001**
Item 2- The prior instrument reference is **Instrument Number 202408220006179**
Item 3- Add **Slide** _____ for the recorder to fill in

Page 2 Item 1- Adjoining deed reference is **PID 15-0020003.5000** and is found in **Instrument Number 202402090000933**
Item 2- there is just a small modification to a property line across the road
Item 3- The railroad went through a name change. It is now **CSX Transportation, Inc in Official Record (OR) 760 page 610** for the name change and **D.V. 207 page 45** for the description.
Item 4- Plat 9 should be **Survey Book 9**
Item 5- if you could add the **2.256 acres** that is outside the easement area. I'm trying to cover the auditor's potential needs for taxation.
Item 6- If you could change the 550.84 dimension to be just what is left for Lot 10 after the right of way is dedicated. I believe it is **540.69 feet** that will be the future Lot Dimension.
Item 7- VMS 5126 just needs moved over a smidge
Item 8- change the 295.09 dimension to just the dimension to the north line of the dedicated right of way and south line of Lot 10
Item 9- it would be nice if you can squeeze a distance on the end of the 10 feet wide easement.
Item 10- it would be good to have the VMS 5132 on this page, but it is on the other page. So it is not absolutely necessary, if you think it covers other details up
Item 11- PID for the Icenhour reference is 15-0032074.0010
Item 12- Extend the easement area out to at least the pavement to cover the proposed driveway. For access it would not be necessary, but for other items in the maintenance agreement the entire drive should be part of it.

That's all.

Thanks,
Chris

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, July 29, 2025 10:55 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Currier Ridge - Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for **Currier Ridge – Final Plat**. Paper copies were delivered/mailed today. Please note the meeting dates and call with any questions. Thank you!

Because there are so many subdivisions this month and because there are new people at reviewing agencies, I've included a link to LUC decision letter(s) for each plat being reviewed this month. If you download and scroll-through a decision letter, you will find comments required by your agency during a prior review. (This may help expedite your review.) A link to those letters can be found here: [August 2025 Subdivisions](#).

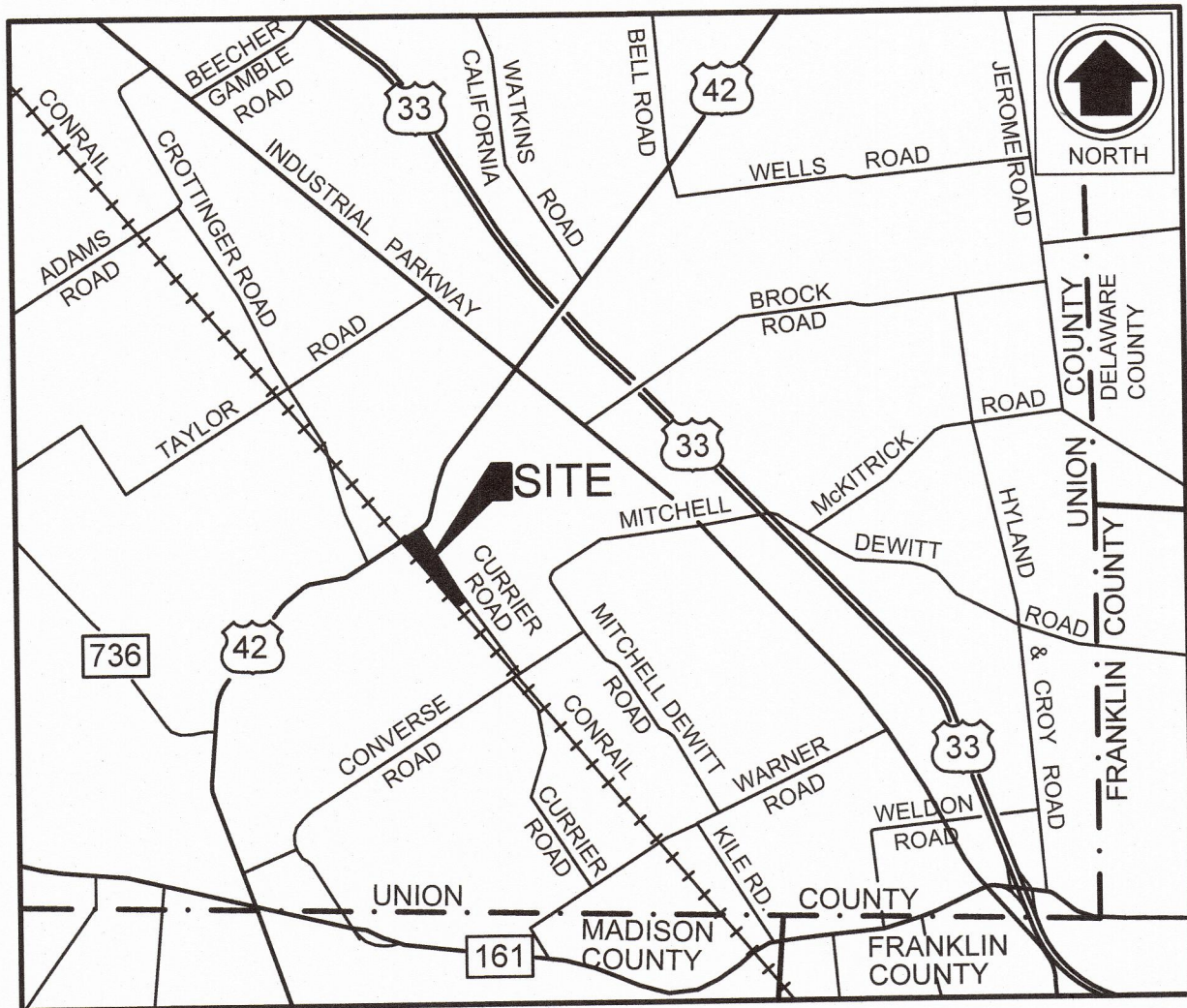
Note: This is one of nine subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com



VICINITY MAP
SCALE: 1" = 6,000'

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

RESIDENTIAL and COMMERCIAL

1. THERE SHALL BE NO DISCHARGE IN TO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.

2. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.

3. MAINTENANCE OF DRAINAGE DITCHES AND/OR DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. IF ANY OWNER DAMAGES A DITCH OR SWALE, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN TILES IN THE SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING TILES WILL CONTINUE TO FLOW FREELY.

4. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.

5. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, SEPTIC SEWAGE DISPOSAL, WATER WELL, AND DRIVEWAY PERMITS. ZONING PERMITS ARE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR, BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. SEPTIC SEWAGE DISPOSAL AND WATER WELL PERMITS ARE OBTAINED FROM THE UNION COUNTY HEALTH DEPARTMENT.

6. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.

RESIDENTIAL ONLY

7. WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A CULVERT PIPE SHALL BE INSTALLED UNDER THE DRIVEWAY, WITH ACCEPTABLE COVER, DRIVEWAY PIPES TYPE, SIZING, AND LOCATION SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.

MISCELLANEOUS RESTRICTIONS/NOTES

8. THIS SUBDIVISION IS LOCATED ADJACENT TO LAND WHICH MAY BE USED FOR AGRICULTURAL/FARMING PURPOSES. LOT OWNERS CAN EXPECT NOISE FROM FARM MACHINERY, DUST FROM FARMING OPERATIONS, THE APPLICATION OF CHEMICALS TO THE SOIL AND CROPS, ODORS AND NOISE FROM LIVESTOCK, AND OTHER TYPICAL FARMING NUISANCES. OWNERS CAN EXPECT FARMING OPERATIONS TO HAPPEN DAY OR NIGHT. YOU CAN EXPECT HUNTING ON AGRICULTURAL LAND. DO NOT EXPECT TO USE AGRICULTURAL LAND FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LANDOWNER. DO NOT ALLOW YOUR CHILDREN OR YOUR PETS TO PLAY ON AGRICULTURAL LAND. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREES, BUSHES, PLANTS, ETC. OR OTHER WASTES THAT YOU MAY GENERATE ON AGRICULTURAL LAND. DISPOSE OF ALL WASTES APPROPRIATELY. ADDITIONALLY, THERE MAY BE EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILES THAT DRAIN WATER FROM ADJACENT LAND ON TO OR THROUGH YOUR PROPERTY. YOU HAVE A LEGAL RESPONSIBILITY TO ALLOW THE REASONABLE FLOW OF WATER ONTO OR THROUGH YOUR PROPERTY FROM UPGROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.

MISCELLANEOUS RESTRICTIONS/NOTES

9. FEMA ZONE: AT THE TIME OF PLATTING, PART OF THE SUBDIVISION IS IN ZONE X (areas determined to be out of the 500-year floodplain) AND PART IS IN ZONE AE (1% ANNUAL CHANCE FLOOD HAZARD) AS SAID ZONES ARE DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR UNION COUNTY, OHIO AND UNINCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF 12/16/2008.

10. MINIMUM SETBACKS: ZONING REGULATIONS FOR CURRIER RIDGE SUBDIVISION IN EFFECT AT THE TIME OF PLATTING OF CURRIER RIDGE SUBDIVISION SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

FRONT 90 FEET
SIDE 20 FEET ONE SIDE, 40 FEET TOTAL
REAR 30 FEET

SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE AND IS FOR INFORMATION PURPOSES ONLY.

11. UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY UNION RURAL ELECTRIC, TELEPHONE SERVICE IS PROVIDED BY CHARTER COMMUNICATIONS.

12. SCHOOL DISTRICT: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN THE JONATHAN ALDER SCHOOL DISTRICT.

13. THE EXISTING OHIO EPA ENVIRONMENTAL COVENANT EASEMENT AREA SHALL BE PART OF LOT 10. THE EASEMENT IS SUBJECT TO AN ENVIRONMENTAL COVENANT RECORDED IN INSTRUMENT NUMBER 202208020007383 AT THE UNION COUNTY RECORDER'S OFFICE. THE OWNER(S) OF LOT 10 SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS LISTED UNDER ITEM 5 "ACTIVITY AND USE LIMITATIONS" OF THE COVENANT, AS WELL AS ALL OTHER REQUIREMENTS LISTED IN THE COVENANT.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, UNION RURAL ELECTRIC, FRONTIER COMMUNICATIONS, TIME WARNER CABLE, COLUMBIA GAS, AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES, NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SEWER CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

ADDITIONAL DEED RESTRICTIONS

DEVELOPER WILL PROVIDE AREA TO DUMP EXCESS DIRT.

SEE DECLARATION, CREATING AND ESTABLISHING A PLAN FOR OWNERSHIP OF CURRIER RIDGE, O.R. ____ PG. ____ FOR ADDITIONAL DEED RESTRICTIONS.

STORM SEWER & DRAINAGE EASEMENTS

STORM SEWER EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "STORM SEWER EASEMENT" OR "DRAINAGE EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING DRAINAGE FACILITIES SUCH AS STORM SEWERS, CATCH BASINS, DRAINAGE SWALES OR DITCHES AND OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

ELECTRIC EASEMENT

ELECTRIC EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" TO PERMIT INGRESS AND EGRESS AND FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF ELECTRIC SERVICE CABLES, TRANSFORMERS PEDESTALS, OR OTHER APPURTENANT HARDWARE, BOTH ABOVE AND BELOW GROUND. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES, LANDSCAPING, AND LAWNS WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR AND MAINTENANCE OF SAID ELECTRIC HARDWARE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT. ACCESS SHALL BE LIMITED TO UNION RURAL ELECTRIC AND THEIR DESIGNATED AGENTS FOR THE PURPOSES EXPRESSED ABOVE. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED.

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VIRGINIA MILITARY SURVEY No. 5126, JEROME TOWNSHIP, UNION COUNTY, OHIO.

THE TRACT HAS AN AREA OF 0.747 ACRE IN EXISTING RIGHT-OF-WAY, 0.643 ACRE IN PROPOSED RIGHT-OF-WAY, 20.214 ACRES IN LOTS, AND 11.574 ACRES IN OHIO EPA ENVIRONMENTAL COVENANT RESERVE, MAKING A TOTAL OF 33.178 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.

THE SUBDIVISION IS LOCATED WITHIN FLOOD ZONES X AND AE PER FIRM RATE MAP 39159C0388D, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF CURRIER RIDGE AS SURVEYED 6/7/2021.

MONUMENTS HAVE BEEN PLACED AS INDICATED. MONUMENTS SHOWN THUS "o" WILL BE SET AT ALL LOT CORNERS AND ALL POINTS OF CURVATURE AND TANGENCY ALONG THE STREET RIGHT-OF-WAY LINE AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS.

STEVEN L. LAMPHEAR, P.S.
PROFESSIONAL SURVEYOR #7876

BASIS OF BEARINGS

ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, NORTH ZONE, ESTABLISHED BY GPS/ODOT VRS METHODS, NAD 83/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID.

FLOOD NOTE

BASED ON FIRM 39159C0388D, EFFECTIVE 12/16/08, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE"

OWNER

CURRIER RIDGE, LLC
6295 COSGRAY ROAD
DUBLIN, OHIO 43016
Phone: 614-889-5510

ORIGINAL SURVEY

DATE OF SURVEY: 6-7-2021

SURVEYOR & ENGINEER

Diamond V, LLC
Surveyors & Engineers
PO Box 3234
DUBLIN, OH 43016
Phone: 614-620-0331
www.diamondvlc.com

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CURRIER RIDGE, LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREET RIGHT-OF-WAY AND EASEMENTS TO THE PUBLIC USE FOREVER.

WITNESS:

ALLEN S. SHEPHERD III, MANAGER
CURRIER RIDGE, LLC

STATE OF OHIO
COUNTY OF UNION

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ALLEN S. SHEPHERD, III, MANAGER OF CURRIER RIDGE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF _____, 2025.

BY _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

AUDITOR'S PARCEL ACREAGE

THIS PLAT CONSISTS OF 33.178 ACRES FROM AUDITOR'S PARCEL NO. 150020991-0009 (TALLY-HO FARMS LLC, MAP 15-003-0001-0102) NUMBER 134-00-00-103-000, PRIOR INSTRUMENT REFERENCE OR 534, PAGE 778).
② → INST. NO. 2024-0823-0006-179
10 LOTS 18.4208 ACRES
OEPA ENVIRONMENTAL COVENANT RESERVE (LOT 10): 11.3523 ACRES
EXISTING RIGHT-OF-WAY 2.7617 ACRES
PROPOSED RIGHT-OF-WAY 0.6427 ACRES
TOTAL 33.178 ACRES
134-00-00-103-001

APPROVALS

REVIEWED THIS ____ DAY OF _____, 2025:

CHAIRMAN,
JEROME TOWNSHIP TRUSTEES

APPROVED THIS ____ DAY OF _____, 2025:

UNION COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 2025:

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____, 2025:

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS ____ DAY OF _____, 2025 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS ____ DAY OF _____, 2025:

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS ____ DAY OF _____, 2025:

UNION COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2025, AT ____ AM/PM.

RECORDED THIS ____ DAY OF _____, 2025, AT ____ AM/PM IN

PLAT BOOK ____ PAGE ____

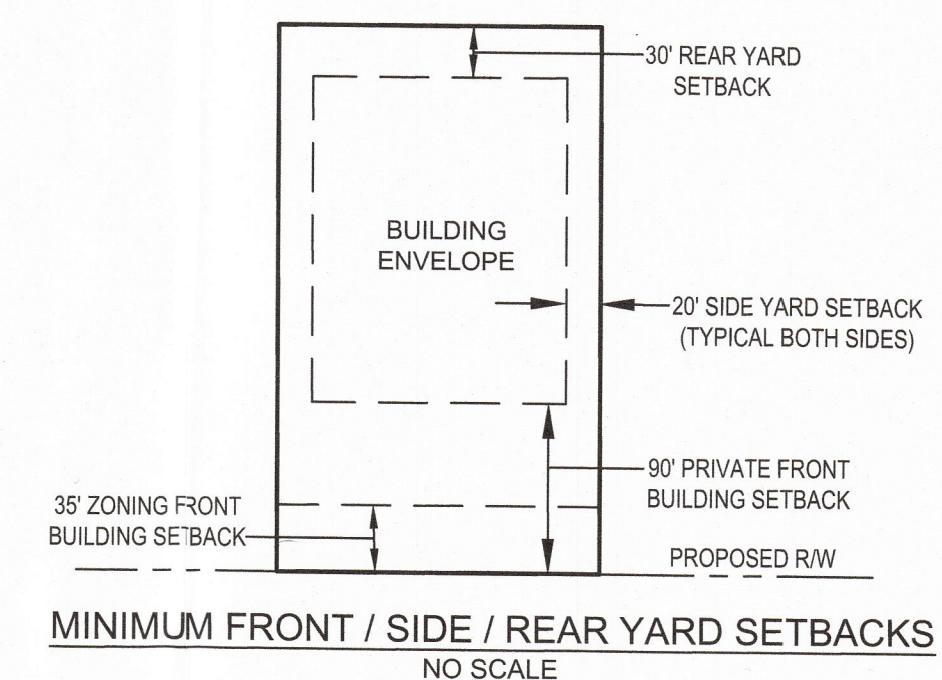
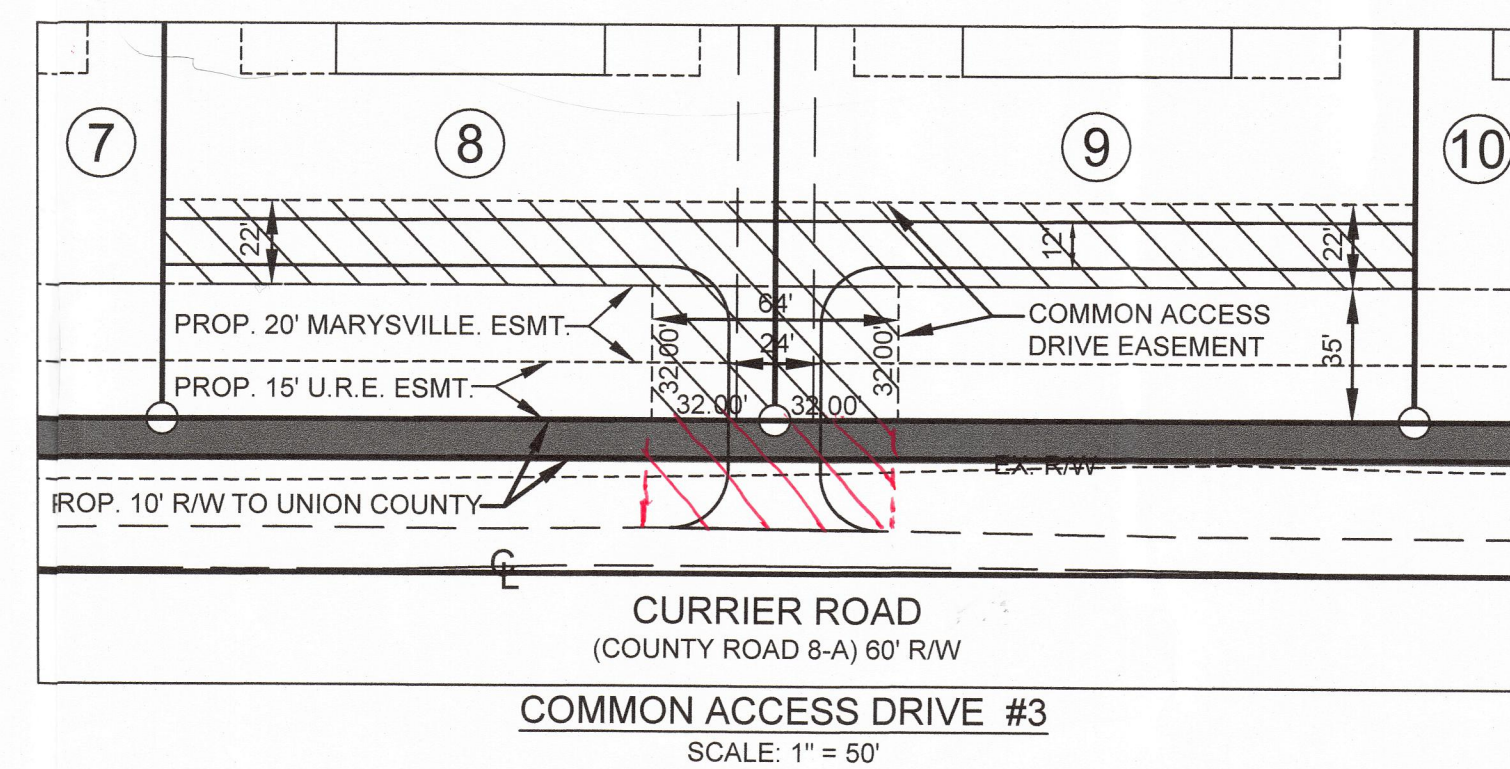
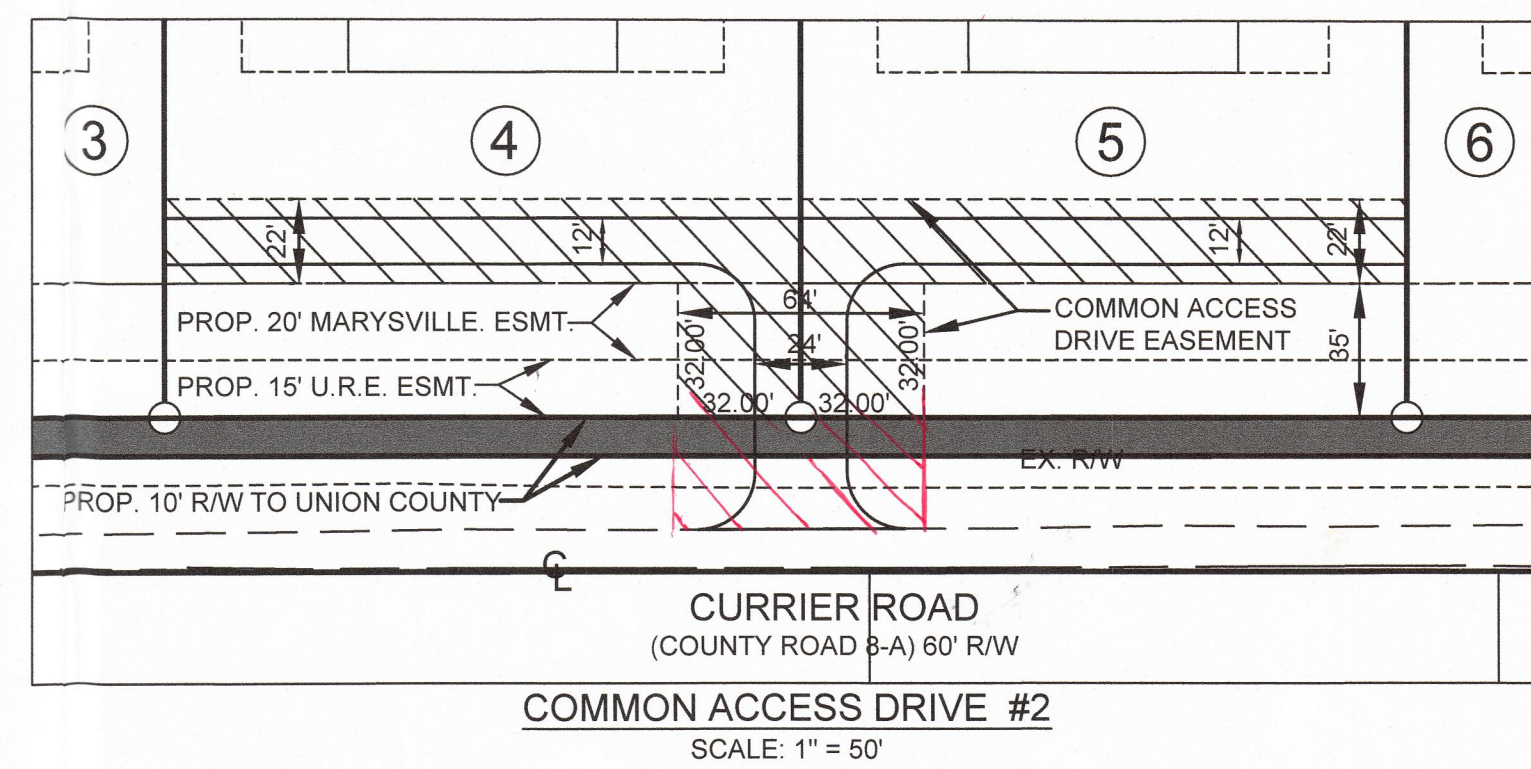
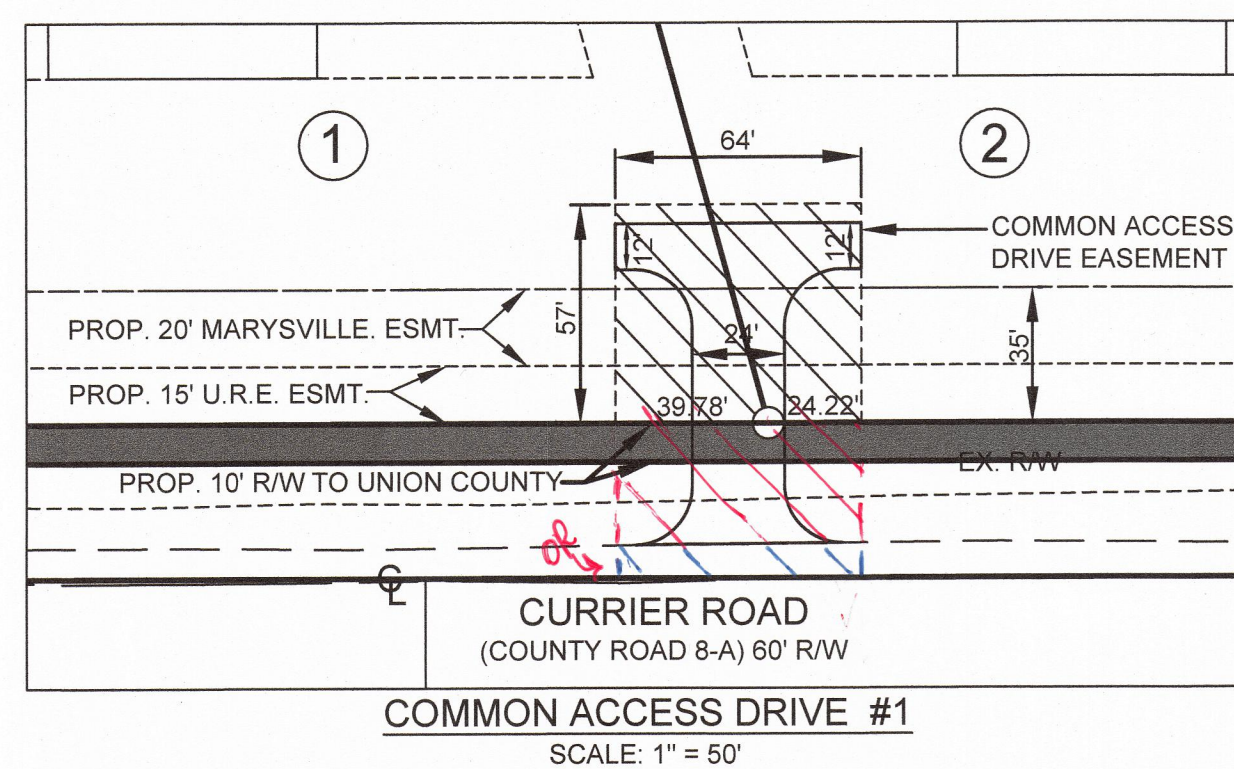
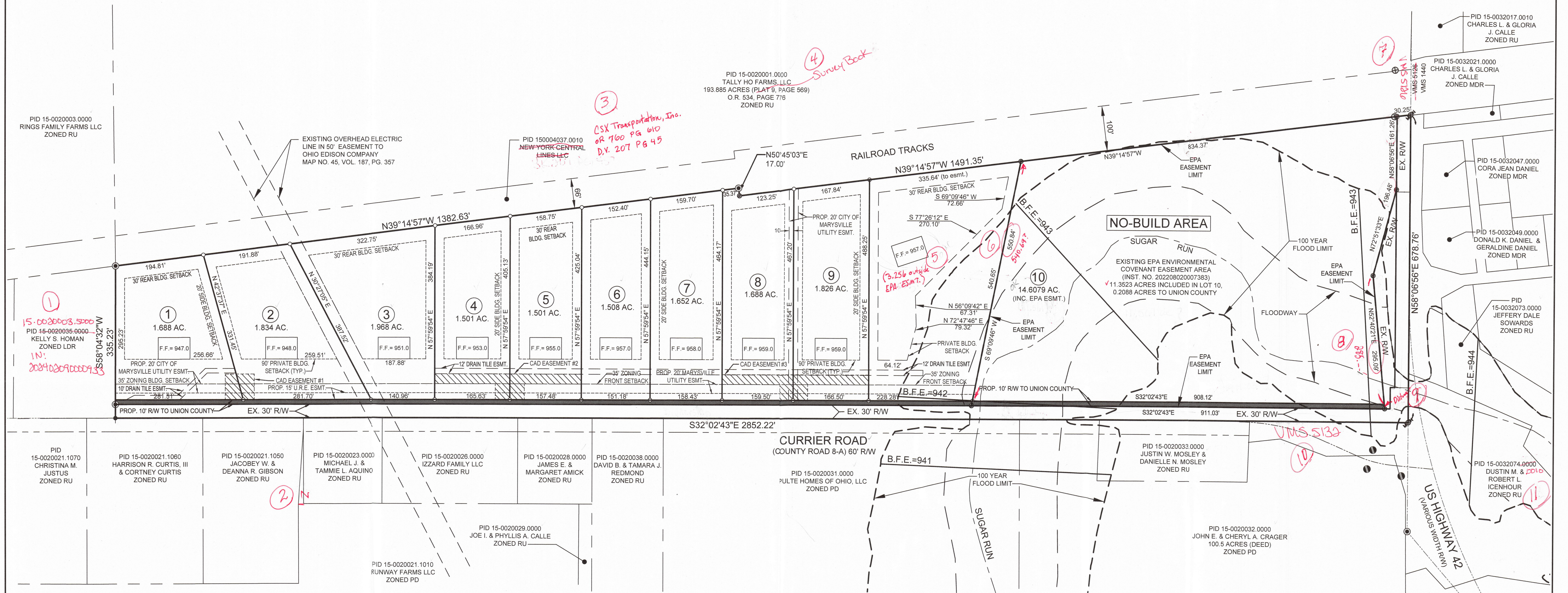
UNION COUNTY RECORDER

CURRIER RIDGE

VIRGINIA MILITARY SURVEY 5126

2025

0' 100' 200'
GRAPHIC SCALE
1"=100'



FLOOD NOTE
BASED ON FIRM 39159C0388D, EFFECTIVE 12/16/08, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE"

ACREAGES	
10 LOTS	18.4208 ACRES
CEPA ENVIRONMENTAL COVENANT RESERVE TO LOT 10	11.3523 ACRES
EXISTING RIGHT-OF-WAY	2.7817 ACRES
PROPOSED RIGHT-OF-WAY	0.4339 ACRES
TOTAL	33.178 ACRES

PLAT PREPARED 4/24/2025

SURVEYOR & ENGINEER

Diamond V, LLC
Surveyors & Engineers
PO Box 3234
DUBLIN, OH 43017
Phone: 614-620-0331
www.diamondvllc.com

BASIS OF BEARINGS
ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, NORTH ZONE, ESTABLISHED BY GPS/ODOT VRS METHODS, NAD 83/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID.

LEGEND
MAG NAIL FOUND
MAG NAIL SET
IRON PIPE FOUND
REBAR FOUND
REBAR SET (5/8" REBAR, 30" IN LENGTH, WITH PLASTIC CAP STAMPED "S-7878")
WOOD POST FOUND
RAILROAD SPIKE FOUND
IRON PIPE SET (AFTER CONSTRUCTION)