

Survey Plat for BRUNER LAND COMPANY

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF SALEM, BEING PART OF THE SOUTH HALF OF SECTION 35, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, AND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, RANGE 3 WEST, TOWNSHIP 2 NORTH, OF "THE OLD SEVEN RANGES SURVEY".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35 USED AS NORTH 87°53'38" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP CAMERON.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS BY J. TODD HENWOOD.



Scale : 1" = 300'

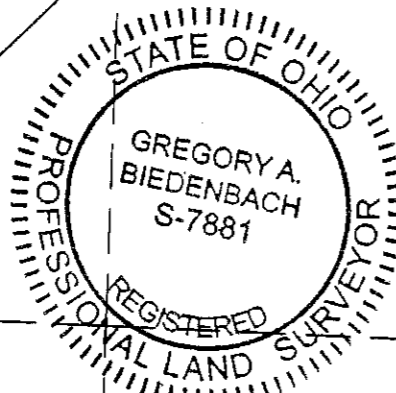
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach 11/19/19
DATE: _____

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43783
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.



LINE	BEARING	DISTANCE
L1	S 02°55'28" E	154.80'
L2	S 17°19'49" W	1121.18'
L3	S 80°44'06" W	1113.67'
L4	N 05°42'58" W	1167.84'
L5	N 72°24'40" W	1088.93'
L6	N 62°11'34" W	1162.09'
L7	S 20°38'17" E	1140.09'
L8	S 34°33'47" E	1205.09'
L9	S 16°08'55" W	1150.88'
L10	N 87°53'38" W	1163.03'
L11	N 1°44'09" W	1139.85'
L12	N 5°08'24" W	1171.80'
L13	N 30°11'54" W	1113.49'
L14	N 17°58'43" W	1165.88'
L15	N 08°50'21" W	1124.80'
L16	N 14°00'06" W	1127.33'
L17	N 16°01'49" W	1166.31'
L18	S 45°44'47" E	1140.44'
L19	S 45°17'14" E	1205.62'
L20	S 18°48'58" E	1136.23'
L21	N 16°01'49" W	1166.31'
L22	N 15°43'24" W	1180.82'
L23	N 15°09'09" W	1184.44'
L24	N 23°03'50" W	1180.47'
L25	N 21°07'51" W	1147.95'
L26	N 16°01'49" W	1166.31'
L27	N 13°41'46" W	1182.67'
L28	N 08°47'12" E	1143.23'
L29	N 08°47'12" E	1185.04'
L30	N 04°04'12" E	1277.38'
L31	N 12°37'27" W	1176.24'
L32	N 09°50'30" W	1108.23'
L33	N 09°20'36" W	1164.00'
L34	N 10°03'27" W	1173.88'
L35	S 02°13'30" W	11328.87'
L36	N 86°05'44" W	1169.83'
L37	N 35°41'46" W	1180.47'
L38	N 14°11'56" W	1129.58'
L39	S 07°07'26" E	1128.34'
L40	N 86°05'44" W	1169.83'
L41	N 87°33'48" W	1135.11'
L42	N 54°58'49" E	1208.00'
L43	N 16°32'07" W	1169.00'
L44	N 53°07'14" E	1270.08'
L45	N 47°53'02" E	1167.84'
L46	N 45°30'38" E	1128.47'
L47	N 47°51'54" E	1184.15'
L48	N 51°37'26" E	1184.88'
L49	N 62°30'26" E	1187.95'
L50	N 76°38'42" E	1180.88'
L51	N 87°02'11" E	1117.55'
L52	S 82°40'06" E	117.04'
L53	S 77°47'28" E	117.55'
L54	S 72°11'02" E	1118.25'
L55	S 14°58'04" W	1258.58'
L56	N 17°48'28" E	1173.00'
L57	N 83°38'28" E	1232.00'
L58	N 56°38'29" E	1215.00'
L59	N 21°07'31" W	1135.48'

LINE	BEARING	DISTANCE
L60	N 18°22'37" W	1165.23'
L61	S 78°05'57" E	1147.61'
L62	S 72°20'04" E	1138.68'
L63	S 70°44'28" E	1138.79'
L64	S 72°47'38" E	1117.41'
L65	S 65°07'28" E	1103.42'
L66	S 84°17'40" E	126.17'
L67	N 86°58'03" E	172.18'
L68	N 82°21'22" E	1156.09'
L69	N 87°04'24" E	1166.31'
L70	S 89°38'33" E	1161.89'
L71	S 84°52'10" E	1133.92'
L72	S 81°40'10" E	1158.49'
L73	S 16°17'18" E	1138.42'
L74	S 16°17'18" E	1138.42'
L75	S 22°01'30" E	1194.98'
L76	S 80°34'18" W	1161.57'
L77	S 47°50'37" W	1165.53'
L78	S 66°09'23" W	1158.48'
L79	N 64°39'01" W	1178.77'
L80	N 15°43'24" W	1180.82'
L81	S 72°12'01" W	1168.68'
L82	N 72°15'32" W	1178.18'
L83	N 87°35'36" W	1137.89'
L84	N 23°03'50" W	1180.47'
L85	N 21°07'51" W	1147.95'
L86	N 16°01'49" W	1166.31'
L87	N 13°41'46" W	1182.67'
L88	N 08°47'12" E	1143.23'
L89	N 08°47'12" E	1185.04'
L90	N 04°04'12" E	1277.38'
L91	N 12°37'27" W	1176.24'
L92	N 09°50'30" W	1108.23'
L93	N 09°20'36" W	1164.00'
L94	N 10°03'27" W	1173.88'
L95	N 10°03'27" W	1173.88'
L96	S 02°13'30" W	11328.87'
L97	N 86°05'44" W	1169.83'
L98	N 35°41'46" W	1180.47'
L99	N 14°11'56" W	1129.58'
L100	S 07°07'26" E	1128.34'
L101	N 86°05'44" W	1169.83'
L102	N 87°33'48" W	1135.11'
L103	N 54°58'49" E	1208.00'
L104	N 16°32'07" W	1169.00'
L105	N 53°07'14" E	1270.08'
L106	N 47°53'02" E	1167.84'
L107	N 45°30'38" E	1128.47'
L108	N 47°51'54" E	1184.15'
L109	N 51°37'26" E	1184.88'
L110	N 62°30'26" E	1187.95'
L111	N 76°38'42" E	1180.88'
L112	N 87°02'11" E	1117.55'
L113	S 82°40'06" E	117.04'
L114	S 77°47'28" E	117.55'
L115	S 72°11'02" E	1118.25'
L116	S 14°58'04" W	1258.58'
L117	N 17°48'28" E	1173.00'
L118	N 83°38'28" E	1232.00'
L119	N 56°38'29" E	1215.00'
L120	N 21°07'31" W	1135.48'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = 5/8" I.P.F. capped "Clous 6456"
- ◇ = unmarked stone found
- ⊙ = 5/8" I.P.F. capped "Biedenbach 7881"
- ⊗ = fence corner post found

- ### ADJOINING LANDOWNER LIST
- (A) DARRYL & BECKY BOWEN
D.V. 196 PG. 622
1.1 ACRES
 - (B) LLOYD & KAREN RANDALL
D.V. 167 PG. 929
1 ACRE
 - (C) JAMES R. & LINDA M. CROTHERS
O.R.V. 390 PG. 241
2.004 ACRES
 - (D) RICHCREST FARMS, LLC.
O.R.V. 221 PG. 756
1 ACRE

1:814 797
Survey File No.: GB-3337F2

BRUNER LAND CO. INC.
O.R.V. 250 PG. 152
234.715 ACRES

