

DARLENE M. TODD
VOL. 119 PG. 4959
92.544 ACRES

PAUL & JANQUILL
BURKHART
VOL. 117 PG. 1819
1,374 ACRES

DOUGLAS E. BEIGHLE
DEBRA DERHEIMER
VOL. 239 PG. 708
1,528.6 ACRES

GERALD K. &
JOCELYN E. HOHLER
VOL. 303 PG. 173
1,649 ACRES

DONNA RAMSEY
FAMILY TRUST
VOL. 122 PG. 4949
152,630.6 ACRES

JEFFREY S. WARWICK
SUSAN E. PIERO
VOL. 44 PG. 2620
14,978 ACRES

Survey Plat for BRUNER LAND COMPANY

SITUATED IN THE STATE OF OHIO, COUNTY OF CARROLL, TOWNSHIP OF ROSE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 3, RANGE 7 WEST, TOWNSHIP 16 NORTH OF "THE OLD SEVEN RANGES SURVEY".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN GRID BEARING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 USED AS NORTH 88°35'32" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO NORTH 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.

THOMAS A. &
CHRISTINE E.
BANDS
VOL. 79 PG. 187
43,592 ACRES

LINE	BEARING	DISTANCE
L1	N 65°43'09" E	184.91'
L2	N 14°13'31" W	200.00'
L3	N 55°36'39" W	269.87'
L4	S 75°11'04" W	96.50'
L5	N 21°11'43" W	103.61'
L6	N 16°40'51" W	59.95'
L7	N 10°22'05" W	56.79'
L8	N 03°48'27" W	59.39'
L9	N 01°35'16" E	77.12'
L10	N 02°58'13" E	140.09'
L11	N 00°00'50" W	42.21'
L12	N 00°56'39" W	42.99'
L13	N 03°05'29" W	48.63'

LINE	BEARING	DISTANCE
L14	N 06°40'09" W	71.16'
L15	N 11°04'30" W	104.86'
L16	N 14°15'18" W	227.75'
L17	N 10°18'00" W	92.22'
L18	N 09°35'18" W	230.85'
L19	N 11°41'03" W	94.41'
L20	N 15°56'58" W	71.41'
L21	N 23°50'56" W	82.57'
L22	N 37°01'01" W	75.00'
L23	N 11°48'56" W	59.00'
L24	N 11°48'56" W	52.83'

CURVE	ARC LENGTH	RADIUS	IDEAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.04'	517.84'	7°11'48"	N 33°25'03" W	65.00'
C2	255.39'	580.65'	25°12'04"	N 24°24'58" W	253.34'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ⊙ = 1" iron pipe found
- ⊗ = post found
- ⊕ = spring
- ⊞ = 1/2" I.P.F. "H & A"
- ⊟ = 3/8" I.P.F. "HIXTON 6276"
- ⊠ = 5/8" I.P.F. "HITES 6557"
- ⊡ = 3/8" I.P.F. "Bodo 6321"
- ⊢ = marked stone found

HIGHLAND VIEW
FARMS, LTD.
VOL. 81 PG. 3401
122.25 ACRES

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
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

DATE:

ROBERT JR. &
LESA KEMP
VOL. 199 PG. 943
12,619 ACRES

Survey File No.: GB-3193F

MICHAEL T. & LAURA L.
REED
VOL. 246 PG. 335
10,004 ACRES

MARK McCORT
TANYA GEISER McCORT
VOL. 5 PG. 181
6,332 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

THOMAS C. & NANCY F. OSTER
VOL. 288 PG. 741
2.00 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

BRUNER LAND COMPANY
VOL. 133 PG. 967
161,280 ACRES TOTAL
MINUS 2,000 ACRES (OSTER)
159,280 ACRES
PRIOR
LUCEY4, LLC
VOL. 106 PG. 2898

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 133 PG. 967
158.00 ACRES

JEFFREY L. & JEANETTE V. NOLEN
VOL. 225 PG. 114
12.11 ACRES

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP DELLROY.
- (4) SURVEY PLATS BY DAVID BODO & ASSOCIATES.
- (5) SURVEY PLAT BY TERRY L. HITES.

BASIS OF BEARINGS
N 88°34'47" W 2656.33' TOTAL
BYRAN J. DOUGHERTY
REVOCABLE TRUST
VOL. 302 PG. 568
47,880 ACRES



Scale: 1" = 200'

MICHAEL J. GEISER
VOL. 268 PG. 321
24,716 ACRES

42 ACRES