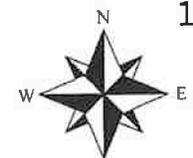


SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF ADAMS, BEING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, RANGE 4 WEST, TOWNSHIP 3 NORTH OF "THE OLD SEVEN RANGES SURVEY".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 USED AS NORTH 02°27'59" EAST.

# Survey Plat for Bruner Land Company



1:214.74

Scale : 1" = 100'

D.V. 209 PG. 896  
60.562 ACRES

Center of  
S.E. 1/4 of  
Section 23

ROBERT G. & CAROLYN S. WINKLER TRUST  
O.R.V. 341 PG. 471  
31.500 ACRES

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ROUND BOTTOM.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS BY CLAUD SURVEYING.
- (6) SURVEY PLATS BY CHARLES W. HUNNELL.

NEW SURVEY OF  
O.R.V. 408 PG. 1456  
60.736 ACRES  
**\$179,900**  
BRUNER LAND COMPANY  
O.R.V. 408 PG. 1456  
60.757 Ac. (Deed)  
P.N. 010220100000

LINE	BEARING	DISTANCE
L1	S 06°33'01" E	34.12'
L2	S 40°43'40" E	199.73'
L3	S 23°42'05" E	238.90'
L4	S 55°33'44" E	99.22'
L5	S 22°23'10" W	122.76'
L6	S 37°23'10" W	124.08'
L7	S 47°38'10" W	203.28'
L8	S 43°08'10" W	193.38'
L9	S 39°53'10" W	163.68'
L10	S 37°53'10" W	27.48'
L11	S 02°24'34" W	11.16'
L12	N 87°00'07" W	51.28'
L13	S 89°50'59" W	40.61'
L14	S 82°49'50" W	35.47'
L15	S 78°25'01" W	33.93'
L16	S 68°14'08" W	62.60'
L17	S 27°38'47" W	89.54'
L18	S 03°13'38" W	85.06'
L19	N 79°52'06" W	21.67'
L21	S 87°37'53" E	224.34'
L22	N 87°48'06" W	188.46'
L23	N 24°07'00" W	62.02'
L24	N 26°49'49" W	54.16'
L25	N 41°22'00" W	38.78'
L26	N 59°16'13" W	7.71'
L27	N 02°27'59" E	134.73'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = 3/4" I.P.F. "Claus 6456"
- = 1/2" I.P.F. Uncapped
- ⊙ = 3/4" I.P.F. "Biedenbach 7881"
- ⊗ = 3/4" I.P.F. "Hunnell 6889"
- ⊠ = Marked Stone Found
- = Unmarked Stone Found or Found O/L
- ⊗ = White PVC Set Online
- △ = Survey Angle Point
- - - = Existing Fence Line
- ⊗ = Existing Post

KAREN A. MCKELVEY  
D.V. 209 PG. 896  
60.562 ACRES

SUSAN B. BLATT ET AL.  
O.R.V. 271 PG. 929  
2.505 ACRES

SUSAN B. BLATT ET AL.  
O.R.V. 271 PG. 929  
1.501 ACRES

ROBERT H. & AMANDA WEAVER  
O.R.V. 43 PG. 881  
0.209 ACRE

SANDRA SUE BOXLER  
O.R.V. 389 PG. 123  
79.000 ACRES

S.W. CORNER  
S.E. 1/4 of  
Section 23

JANE E. & PHILLIP J. PERCEL  
O.R.V. 127 PG. 737  
6.049 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:

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.

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

Survey File No.: GB-3731F