23-80-24-08-002 B
23-80-24-08-003 B
23-80-24-08-004 B
23-80-24-08-000 B

Survey Plat for Bruner Land Company, Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HIGHLAND, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, RANGE 5 WEST, TOWNSHIP 2 NORTH, OF THE "U.S. MILITARY DISTRICT".

PERTINENT DOCUMENTS

(1) ALL DEEDS AS SHOWN.
(2) COUNTY TAX MAPS.
(3) U.S.G.S. QUAD. MAP "BLOOMFIELD"
(4) SURVEY PLAT BY MICHAEL NICHOLS
(5) SURVEY PLATS BY W.J. BIEDENBACH
(6) SURVEY PLATS BY CHARLES HUNNELL
(7) SURVEY PLATS BY ALAN DONAKER
(8) SURVEY PLAT BY RICHARD GRAVES
(9) SURVEY PLAT BY RICHARD CANNON

DESCRIPTION APPROVED By:_____

73.994 Acres Total

Current: Bruner Land Company, Inc. 74.652 Acres O.R.V. 2681, Pg. 186

Prior: Estate of Marne D. Northrup 74.652 Acres O.R.V. 2637, Pg. 559

N

W E

S

0' 100' 200'

1" = 100'

Daniel and Kandi Kirk 1.41 Acres O.R.V. 1064, Pg. 1

William Jeffrey Lake and Charlene K. Lake Tract One 160 Acres O.R.V. 1039, Pg. 286

Bryan K. and Linda C. Lake Trustees of the Bryan K. Lake and Linda C. Lake Trust Parcel One 50 Acres O.R.V. 2421, Pg. 886

Daniel J. and Kandi U. Kirk 10.000 Acres O.R.V. 2167, Pg. 529

Richard G. Bowden 34.527 Acres O.R.V. 2137, Pg. 155

Kevin J. and Trudy I. Wagner 17.000 Acres O.R.V. 2173, Pg. 465

Michael L. Patterson Brandi J. Hinson Parcel One 16.623 Acres O.R.V. 2544, Pg. 792

Donald P. Landriscina 13.000 Acres O.R.V. 2168, Pg. 727

William R. and Rebecca L. Gardner Parcel Two 49.92 Acres O.R.V. 2210, Pg. 656

Walter K. Chess, Jr. 40 Acres D.V. 1040, Pg. 563

Parcel No. 1
6.352 Acres

New Split From: Bruner Land Company, Inc. 74.652 Acres O.R.V. 2681, Pg. 186 Part of Parcel No. 23-80-24-08-000

Parcel No. 2
39.539 Acres

New Split From: Bruner Land Company, Inc. 74.652 Acres O.R.V. 2681, Pg. 186 Part of Parcel No. 23-80-24-08-000

Parcel No. 3
22.094 Acres

New Split From: Bruner Land Company, Inc. 74.652 Acres O.R.V. 2681, Pg. 186 Part of Parcel No. 23-80-24-08-000

Parcel No. 4
6.009 Acres

New Split From: Bruner Land Company, Inc. 74.652 Acres O.R.V. 2681, Pg. 186 Part of Parcel No. 23-80-24-08-000

Cynthia Northrup 5.348 Acres Deed (5.346 Acres New Survey) O.R.V. 2085, Pg. 371 Parcel No. 23-80-24-08-001

P.O.B. Parcel No. 1

P.O.B. Parcel No. 2

P.O.B. Parcel No. 3

P.O.B. Parcel No. 4

N.E. Corner N.W. ¼ S.W. ¼ Section 24

S.W. Corner N.W. ¼ S.W. ¼ Section 24

Center of S.W. ¼ Section 24

S.E. Corner N.E. ¼ S.W. ¼ Section 24

Section 25 / Section 24

C/L C.R. 21 (Lodge Road)

C/L Current Road

C/L C.R. 21 (circa 1994)

Deed Line

(Basis of Bearings) N 02°02'33" E 1325.89' Total

S 86°46'03" E 2502.32' Total (Parcel No. 2)

N 85°26'36" W 329.13' Total

N 25°17'45" W 624.21' Total

N 86°48'42" W 379.95' Total

N 85°27'16" E 534.22' Total

S 87°57'18" E 1707.09' Total

N 87°03'40" W 1308.91' Total

N 86°52'16" W 1308.98' Total

LINE	BEARING	DISTANCE
L1	N 05°49'26" W	40.98'
L2	N 15°02'02" W	38.48'
L3	N 24°41'23" W	41.89'
L4	N 40°15'59" W	39.96'
L5	N 52°27'22" W	40.68'
L6	N 61°14'19" W	39.14'
L7	N 67°26'35" W	41.67'
L8	N 73°35'57" W	111.58'
L9	N 72°52'18" W	62.64'
L10	N 67°16'47" W	51.16'
L11	N 56°09'13" W	66.04'
L12	N 39°03'06" W	49.07'
L13	N 23°32'30" W	40.58'
L14	N 07°48'09" W	43.20'
L15	N 06°43'39" E	162.58'
L16	N 04°39'14" W	98.93'
L17	N 10°45'50" W	160.50'
L18	N 18°08'23" W	111.37'
L19	N 21°48'00" W	101.82'
L20	N 23°21'48" W	128.86'
L21	N 23°53'25" W	125.15'
L22	N 24°30'51" W	90.18'

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. NOT GUARANTEED BY THIS SURVEY.

OFFICE COPY NOT RECORDABLE

Jan. 5, 2017

GREGORY A. BIEDENBACH DATE:
REG. SURVEYOR 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

STATE OF OHIO — GREGORY A. BIEDENBACH No. 7881 — REGISTERED PROFESSIONAL SURVEYOR

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

Survey File No.: GB-2676

⊗ = Fence Post Found
■ = 5/8" Iron Pin Found "AMD 8050"
⊡ = 5/8" Iron Pin Found "Hunnell 6889"
▲ = 5/8" Iron Pin Found "LE 5489"
◒ = 5/8" Iron PIn Found "Graves 5792"
⊞ = Marked Stone Found
○ = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. 7881 – 8534"
◉ = 5/8" Iron Pin Found "Biedenbach 5718"
● = 5/8" Iron Pin Found Uncapped
🌳 = Tree or Stump with Wire Found

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 USED AS NORTH 02°02'33" EAST.

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.