



Scale : 1" = 100'

Survey Plat for Bruner Land Company Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, PART BEING IN THE NORTHEAST QUARTER OF SECTION 12 AND PART BEING IN THE SOUTHEAST QUARTER OF SECTION 1 RANGE 15 WEST, TOWNSHIP 17 NORTH OF "CONGRESS LANDS EAST OF THE SCIOTO RIVER".

2 | 1
11 | 12

JAMES V. WHITE
VOL. 2969 PG. 311
21.25 ACRES

JASON V. & JEREMY J. WHITE
VOL. 2610 PG. 825
43.50 ACRES

PARCEL 2
BRUNER LAND COMPANY INC.
VOL. 3009 PG. 289
11.25 Ac. (Deed)
P.N. 47-04-01-37-000
11.250 ACRES

JAMES V. WHITE
VOL. 2969 PG. 311
5.20 ACRES

PARCEL 1
BRUNER LAND COMPANY INC.
VOL. 3009 PG. 289
39.32 Ac. (Deed)
P.N. 47-04-12-01-000
39.352 ACRES

PARCEL 6
BRUNER LAND COMPANY INC.
VOL. 3009 PG. 289
0.300 Ac. (Deed)
P.N. 47-04-12-04-000
0.311 ACRE

NEW SURVEY OF
PARCELS 1, 2, 3 & 6 OF
VOL. 3009 PG. 289
66.963 ACRES TOTAL

MICHAEL D. KIRKBRIDE
VOL. 1098 PG. 631
6.810 ACRES

KIMBERLY L. DEMENT
VOL. 2498 PG. 320
23.76 ACRES

LINDA K. McLAUGHLIN
VOL. 2664 PG. 158
61.50 ACRES

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP GRATIOT.
- (4) SURVEY PLATS BY CHARLES R. HARKNESS.
- (5) SURVEY PLATS BY BOWMAN & ASSOCIATES.
- (6) SURVEY PLATS BY W.J. BIEDENBACH & ASSOCIATES.
- (7) SURVEY PLATS BY R.L. DANIELS.
- (8) SURVEY PLATS BY TERRY J. FINLEY.
- (9) SURVEY PLATS BY RICHARD MAX GRAVES.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12 USED AS A GRID BEARING OF SOUTH 03°33'01" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

DAVID A. JR. & PAMELA S. DEEVER
VOL. 1127 PG. 139
5.010 ACRES

RESIDUE OF PARCEL 3
BRUNER LAND COMPANY INC.
VOL. 3009 PG. 289
16.06 Ac. (Deed)
P.N. 47-04-12-15-000
16.050 ACRES

DOUGLAS BRYAN & TORRI A. SMITH
VOL. 2836 PG. 912
40.00 ACRES

S.E. Corner
N.E. 1/4 of
Section 12

LINE	BEARING	DISTANCE
L1	N 51°59'01" W	103.21'
L2	N 55°06'14" W	209.09'
L3	N 63°14'02" W	237.15'
L4	N 52°57'10" W	111.35'
L5	N 02°31'36" E	186.04'
L6	N 32°17'27" E	119.21'

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.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC, PS 7881"
- △ = Survey Angle Point
- = 1/2" I.P.F. Uncapped
- = 1/2" I.P.F. "Graves 5792"
- = Mine Bolt Found
- = T-Post Found
- ▲ = Angle Rod Found
- = Unmarked Stone Found
- = Post Found
- = 1/2" I.P.F. Uncapped
- ⊕ = Existing Tree

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 ACCURATE SURVEY OF THE PREMISES. THIS IS NOT GUARANTEED BY THIS SURVEY.

GREGORY E. BIEDENBACH
OHIO REGISTERED SURVEYOR
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 45798
1.740.472.1262 OFFICE
1.740.472.5298 FAX

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

Survey File No.: GB-3762-B-F

DESCRIPTION

APPROVED

By: *[Signature]*