



Scale : 1" = 360'

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF ADAMS, BEING PART OF SECTIONS 1,2,9, AND 10 RANGE 6 WEST, TOWNSHIP 3 NORTH OF "UNITED STATES MILITARY LANDS".

**MUSKINGUM WATER
CONSERVANCY DIST.
BOOK 650 PG. 240
42.50 ACRES**

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE SOUTH LINE OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 9 USED AS
NORTH 87°59'39" WEST.

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.

DESCRIPTION
APPROVED
BY: *DA3ho/2019*

CARL R. & LINDA LOUISE VERNON
D.V. 1137 PG. 149
351.006 ACRES
P.N. 02-20-09-01-000

- = ½" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ▲ = survey angle point
- = ½" I.P.F. uncapped
- ⊙ = ½" I.P.F. "Harness 5885"
- ⊞ = unmarked stone found
- ⊠ = ½" I.P.F. "LUNN 7113"
- ⊡ = fence post with nail on top
- ⊢ = ½" I.P.F. "Swierz 8062"
- ⊣ = ½" I.P.F. "MWCD"
- ⊤ = marked stone found

STATE OF OHIO
GREGORY A. BIEDENBACH
S-7881
REGISTERED PROFESSIONAL LAND SURVEYOR

OHIO FRANKLIN REALTY, LLC.
O.R.V. 2588 PG. 616
351.006 ACRES
P.N. 02-20-09-01-000

BRUNER LAND COMPANY
O.R.V. 2823 PG. 886
504.598 ACRES
PRIOR
OHIO FRANKLIN REALTY
BOOK 2568 PG. 616

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
(2) COUNTY TAX MAPS.
(3) U.S.G.S. QUAD. MAP WILLS CREEK.
(4) SURVEY PLATS BY LINN ENGINEERING, INC.

OHIO FRANKLIN REALTY, LLC.
BOOK 2568 PG. 616
351.006 ACRES
P.N. 02-50-12-01-000

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. Bredenkamp 316/119
GREGORY A. BREDEKAMP
OHIO REG. SURVEYOR PS 7681
DATE _____

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.

Reginald A. Biedmeyer 3/6/19

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

[illegible]

OHIO FRANKLIN REALTY, LLC.
BOOK 2568 PG. 616
351.006 ACRES
P.N. 02-60-11-06-000

Survey File No.: GB-3173F

02-36-10-03-000 C
02-30-61-63-000 C