



SITUATED IN THE STATE OF OHIO, COUNTY OF CARROLL, TOWNSHIP OF LEE, BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, RANGE 4 WEST, TOWNSHIP 12 NORTH OF THE "OLD SEVEN RANGES SURVEY".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.S. QUAD MAP "BERGHOLTZ".
- (4) SURVEY PLATS BY DAVID MISHOMEN.
- (5) SURVEY PLAT BY EDWIN S. BROWNE.
- (6) SURVEY PLAT BY RONALD SMITH.

Survey Plat for
Bruner Land
Company, Inc.

(Range 4 West, Township 13 North)

Lee Township

(Range 4 West, Township 12 North)

While the original Township and Range Notes available at the Carroll County Map Commission indicate that there is no effect on the Township line, the exact line of the effect of these two corners could not be determined from the documentation.
The extent of the effect was calculated based on existing field evidence.

0' 100' 200'
1" = 100'

N.E. Corner
S.E. 1/4
Section 24

S.W. Corner
S.E. 1/4
Section 18

P.O.B.
Parcel
No. 2

David Warner Stark
Ranch Two
4.238 Acres
O.R.V. 24, Pg. 180

Long End of
E.R. 678
P.O.B. 30' R/W

David Warner Stark
Ranch Two
4.87 Acres
O.R.V. 24, Pg. 180

30' R/W
Bruner Land Company, Inc.
Sole O.R.V. Pg. _____

Thomas H. Horn
15.81 Acres
O.R.V. 20, Pg. 4460

Charles Roger and
Lela Ann Coleman
10.48 Acres
O.R.V. 4, Pg. 198

Parcel No. 2
1.001 Acres

"LANDLOCKED"

New Split From:
Bruner Land
Company, Inc.
56.16 Acres Deed
O.R.V. 116, Pg. 2632

Delmon E. and
Roxie Louise Tonne
87.365 Acres
O.R.V. 272, Pg. 428

15.632 Acres

Center of
N.E. 1/4
Section 24

40.676 Acres

N.E. Corner
S.E. 1/4
N.E. 1/4
Section 24

57.309 Acres Total

Current:
Bruner Land
Company, Inc.
56.16 Acres Deed
O.R.V. 116, Pg. 2632

Former:
Arthur R. and
Marry C. Liverson
26.16 Acres Deed
O.R.V. 262, Pg. 365

Parcel No. 1
56.308 Acres

New Split From:
Bruner Land
Company, Inc.
56.16 Acres Deed
O.R.V. 116, Pg. 2632

LINE	BEARING	DISTANCE
1	N 70°05'28" E	13.37
2	N 70°58'20" E	35.79
3	N 81°32'54" E	70.49
4	S 89°38'43" E	188.70
5	S 89°21'03" E	52.52
6	S 89°38'43" E	62.36
7	N 00°02'34" E	230.84
8	N 74°00'40" E	171.71
9	N 62°44'35" E	168.92
10	N 41°13'38" E	168.83

(Center of Section)
N 87°02'34" E 188.41' Total
1253.31'

Delmon E. and
Roxie Louise Tonne
87.365 Acres
O.R.V. 272, Pg. 428

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.

RUSSELL CLAUS
REG. SURVEYOR PS 8534
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1,740.472.1262 OFFICE
1,740.472.5298 FAX

DATE: _____

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



S.W. Corner
S.E. 1/4
N.E. 1/4
Section 24

N 69°30'13" W 1309.69'

P.O.B.
Parcel
No. 1

Michael T. Grant
39.82 Acres
O.R.V. 88, Pg. 2185

George B. and
Ronald K. Hoff, Trustees
The Family Trust of
George B. Hoff
and Ronald K. Hoff
Ranch
80 Acres
O.R.V. 303, Pg. 588

- ⊙ = Tree or Stump with Wire Found
- = Fence Post Found
- = 3/8" Iron Pin Found Uncapped
- = 3/8" I.P. Set "Biedenbach 7881" - Claus 8534"
- = Marked Stone Found
- = Unmarked Stone Found

Robert Allen Wimbly
Residue of
O.R.V. 100, Pg. 508

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24 USED AS NORTH 00°09'34" 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.

880 G. and
Held A. Gentry
121.974 Acres
O.R.V. 535, Pg. 9