

LINE	BEARING	DISTANCE
L1	N 80°21'54" E	50.70'
L2	N 81°51'53" E	1.60'
L3	S 64°37'45" E	129.35'
L4	S 75°35'03" E	108.13'
L5	N 64°16'30" E	40.68'
L6	S 69°37'07" E	33.98'
L7	S 62°21'13" E	71.49'
L8	S 38°03'36" E	127.74'
L9	N 83°09'48" W	42.35'
L10	N 38°03'36" W	91.39'
L11	N 62°21'13" W	63.13'
L12	N 69°37'07" W	19.30'
L13	S 64°16'30" W	38.88'
L14	N 75°35'03" W	121.97'
L15	N 64°37'45" W	175.06'
L16	N 01°08'19" E	0.04'

B.O.B.
N 01°08'19" E
1822.71' TOTAL

102.82'

P.O.B.

105.19' L16

95.08'

1719.89'

102.82'

105.19' L16

95.08'

102.82'

105.19' L16

95.08'

102.82'

105.19' L16

95.08'

102.82'

105.19' L16

95.08'

102.82'

105.19' L16

95.08'

102.82'

105.19' L16

95.08'

102.82'

MONROE COUNTY COMMISSIONERS
D.V. 171 PG. 670
4.88 ACRES

R/W PLANS MOE. CO. RD. 81
SHEETS 82 - 92
STATE JOB # 108690

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 7/3/18
DATE

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

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

NEW 30' R/W FROM
D.V. 171 PG. 670
0.352 ACRE OF R/W

BRUNER LAND
COMPANY, INC.
O.R.V. 381 PG. 2375
30.043 ACRES

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- Δ = survey angle point
- ⊙ = 5/8" I.P.F. "Biedenbach 7881"

Survey Plat for BRUNER LAND COMPANY

1:75.7297

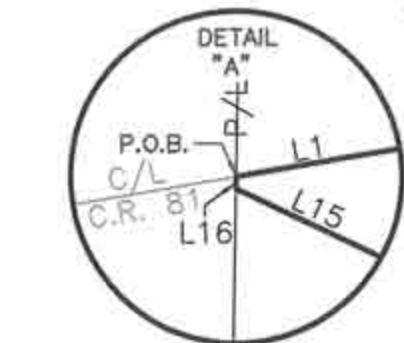
SITUATED IN THE STATE OF OHIO, COUNTY
OF MONROE, TOWNSHIP OF SWITZERLAND,
BEING IN THE WEST HALF OF SECTION 10,
RANGE 3 WEST, TOWNSHIP 3 NORTH OF
"THE OLD SEVEN RANGES SURVEY".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE WEST LINE OF
SECTION 10 USED AS NORTH 01°08'19" 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.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP POWHATAN POINT.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) ODOT R/W PLANS FOR S.R. 7.
- (6) ODOT R/W PLANS FOR C.R. 81.



Survey File No.:
GB-3061F