

Scale : 1" = 200'

Survey Plat for Ira O. Lepley Trust Kiko Auctions

SITUATED IN THE STATE OF OHIO, COUNTY OF BELMONT, TOWNSHIP OF WASHINGTON, BEING PART OF THE WEST HALF OF SECTION 20, AND BEING PART OF THE EAST HALF OF SECTION 26, RANGE 4 WEST, TOWNSHIP 5 NORTH OF "THE OLD SEVEN RANGES SURVEY".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20 USED AS A GRID BEARING OF NORTH 03°05'32" EAST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

LINE	BEARING	DISTANCE
L1	N 49°34'00" E	157.41'
L2	N 53°02'41" E	208.87'
L3	S 22°43'08" E	215.04'
L4	N 55°08'27" E	221.58'
L5	N 03°05'32" E	427.48'
L6	N 40°34'48" W	326.61'
L7	N 21°49'45" W	254.00'
L8	N 40°58'21" W	127.31'
L9	N 08°15'57" W	490.44'
L10	N 28°38'28" W	68.92'
L11	N 49°25'31" W	235.10'
L12	N 48°25'56" E	60.61'
L13	N 51°54'26" E	110.01'
L14	N 54°13'05" E	200.09'
L15	N 54°14'44" E	151.67'
L16	N 49°34'00" E	79.16'
L17	N 49°34'00" E	8.60'
L18	N 47°28'27" E	107.36'
L19	N 50°24'41" E	184.30'
L20	N 44°38'10" E	192.54'
L21	N 41°29'03" W	72.72'
L22	N 32°00'41" E	217.41'
L23	N 37°11'19" E	46.19'
L24	N 42°26'09" E	69.26'
L25	N 46°30'39" E	160.10'

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP ARMSTRONGS MILLS.
 - (4) U.S.G.S. QUAD. MAP CAMERON.
 - (5) SURVEY PLATS BY BIEDENBACH SURVEYING.
 - (6) SURVEY PLATS BY CLAUS SURVEYING.
 - (7) SURVEY PLATS BY STEVEN HILL.
 - (8) SURVEY PLATS BY RONALD F. RISER.

VICTORIA DORNON
O.R.V. 818 PG. 746
28.805 ACRES

ANNETTE ERCHAK
ET.AL.
O.R.V. 375 PG. 773
1.880 ACRES

BRIAN L. & KIMBERLY G.
HAWTHORNE
D.V. 779 PG. 477
0.335 ACRES

ANDREW AUGUSTINE
O.R.V. 803 PG. 93
6.965 ACRES

CHRIS E. PERKINS
D.V. 757 PG. 477
1.008 ACRES

BOBBY V. JR. & SUSAN L. KING
D.V. 733 PG. 626
117.808 ACRES

GARY & PAULA MOORE
D.V. 699 PG. 788
25.00 ACRES

NEIL W. MOORE
D.V. 221 PG. 571
9.57 ACRES

NEIL W. MOORE
D.V. 221 PG. 571
40.00 ACRES

GARY & PAULA MOORE
D.V. 699 PG. 788
40.00 ACRES

PARCEL 4
NEW SPLIT OUT OF
O.R.V. 654 PG. 254
14.296 ACRES
Part of
P.N. 43-00337.000

PARCEL 3
NEW SPLIT OUT OF
O.R.V. 654 PG. 254
10.531 ACRES
Part of
P.N. 43-00337.000

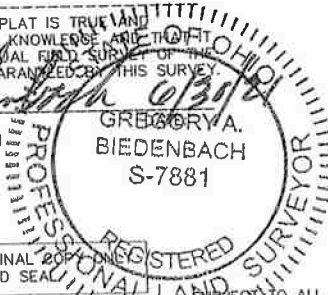
NEW SPLIT OUT OF
O.R.V. 654 PG. 254
10.304 ACRES
Part of
P.N. 43-00337.000

PARCEL 2
NEW SPLIT OUT OF
O.R.V. 654 PG. 254
73.585 ACRES
IRA O. LEPLEY TRUST
O.R.V. 654 PG. 254
76.492 Ac. (Deed)
Part of
P.N. 43-00337.000

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. BIEDENBACH
OHIO REGISTERED 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 OF THE SURVEY WITH ORIGINAL SIGNATURE AND SEAL.

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.

Survey File No.: GB-3761F