

Scale : 1" = 300'

Survey Plat for Bruner Land Company Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF CLARK, TOWNSHIP OF PLEASANT,
BEING PART OF VIRGINIA MILITARY SURVEYS 6349 AND 495.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND
ARE BASED ON A GRID BEARING ON THE NORTHEAST LINE OF THE VIRGINIA
MILITARY SURVEY 495 AS CALCULATED FROM A GPS OBSERVATION NAD83
2011 OHIO SOUTH ZONE USED AS NORTH 39°53'24" WEST.

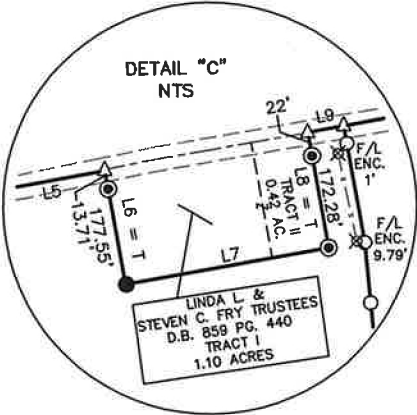
CLARK COUNTY ENGINEERS REVISED
RECORD OF LAND DIVISION

VOLUME _____ PAGE _____
DATE: _____
SCALE: _____

DEED REFERENCE
VOLUME: 2202 PAGE 3244
TOWNSHIP: PLEASANT TWP. CLARK COUNTY
MILITARY SURVEY NO. 495 AND 6349.

NOTE: THE LINES OF OCCUPATION
ARE NEAR THE TITLE LINES
EXCEPT AS NOTED
ENCROACHMENTS.

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.

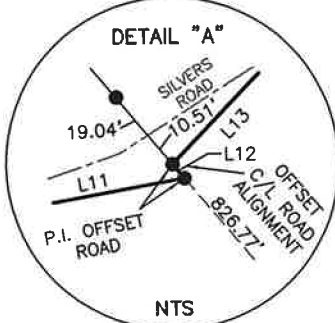


LINE	BEARING	DISTANCE
L1	S 74°48'13" W	309.22'
L2	N 74°36'20" E	281.10'
L3	N 74°36'20" E	281.00'
L4	N 74°36'20" E	44.81'
L5	N 80°06'20" E	187.06'
L6	S 09°23'20" E	191.26'
L7	N 80°36'40" E	341.54'
L8	N 09°23'20" W	194.28'
L9	N 80°06'20" E	60.00'
L10	N 80°06'20" E	272.00'
L11	N 80°06'20" E	140.34'
L12	N 39°53'24" W	5.10'
L13	N 44°27'08" E	208.69'
L14	N 44°27'08" E	232.00'
L15	N 44°27'08" E	250.00'
L16	N 44°27'08" E	199.73'
L17	N 28°01'14" E	305.22'
L18	S 33°37'36" W	185.69'
L19	S 33°37'36" W	400.03'
L20	S 33°37'36" W	328.29'
L21	S 39°53'24" E	306.35'
L22	S 74°48'13" W	484.24'
L23	S 74°48'13" W	270.06'
L24	S 74°48'13" W	426.34'
L25	S 74°48'13" W	580.79'
L26	S 09°23'20" E	194.81'

**NEW SPLIT OUT OF
BRUNER LAND COMPANY
INC.**
O.R.V. 2202 PG. 3244
66.41 Ac. (Deed)
P.N. 2801506349104033
PRIOR
GCSquared LLC.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP.
- (4) SURVEY PLAT R.S.R. VOL 14, PG. 69A (CLAUS S-6456).
- (5) SURVEY PLAT DONE SEPTEMBER 2, 1967 BY (S. VAN BIRD IV S-3656).
- (6) SURVEY PLATS R.S.R. VOL 17, PG. 195; R.S.R. 17; PGS. 226 - 229; OCT. 17, 1977 (HOPPES S-6352).
- (7) SURVEY PLAT R.S.R. VOL 8, PG. 1817 (LAMBERT JR. 4229).
- (8) SURVEY PLATS R.S.R. VOL 11 PG. 176; R.S.R. VOL 11, PG. 177; R.S.R. VOL 11 PG. 101 (EDWARDS S-4792).
- (9) SURVEY PLAT R.S.R. VOL 11, PG. 33 (LEE S-6359).
- (10) SURVEY PLATS R.S.R. VOL 21, PG. 36; R.S.R. VOL 10, PG. 2401 (BROWNING S-7377).
- (11) SURVEY PLAT R.S.R. VOL 24, PG. 247 (THOMAS JR. S-6464).
- (12) SURVEY PLAT R.S.R. VOL 25, PG. 242D (COTTRILL 6858).
- (13) SURVEY PLAT R.S.R. VOL 12, PG. 187 (SWARTZBAUGH S-2644).
- (14) SURVEY PLAT R.S.R. VOL 25, PG. 149 (HANKISON S-7409).
- (15) SURVEY PLATS R.S.R. VOL 20, PG. 183; R.S.R. VOL 20, PG. 111; R.S.R. 21, PG. 103; R.S.R. 21, PG. 151; R.S.R. VOL 21, PG. 80; R.S.R. 21, PG. 222 (EDWARDS S-7574).
- (16) SURVEY PLAT BY MARK E. WEDDLE, APRIL 10, 1962.
- (17) SURVEY PLAT R.S.R. VOL 17, PG. 92 (GREEN S-6147).
- (18) SURVEY PLAT R.S.R. VOL 29, PG. 78 (HILLIARD S-8558).
- (19) S.H. (I.C.H.) 194 PAGES 1 - 5.



- = 3/8" x 30" I.P. SET "BIEDENBACH SURVEYING, LLC. PS 7881"
- ▲ = MAG NAIL SET
- = 3/8" I.P.F. UNCAPPED (UNLESS NOTED)
- ⊙ = 3/8" I.P.F. "BIEDENBACH 7881"
- ⊗ = POINT OF WAX MONUMENT

