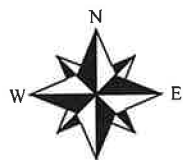


LINE	BEARING	DISTANCE
L1	N 05°46'22" E	356.02'
L2	N 15°52'13" E	77.72'
L3	N 28°50'16" E	80.44'
L4	N 49°25'20" E	70.94'
L5	N 69°09'19" E	84.07'
L6	N 85°40'08" E	55.70'
L7	S 77°30'11" E	73.00'
L8	N 05°10'47" E	90.43'
L9	N 84°49'13" W	457.62'
L10	N 06°41'05" E	90.00'
L11	N 83°34'54" W	173.98'
L12	N 07°03'02" E	216.83'
L13	N 06°41'12" E	213.56'
L14	N 06°41'05" E	251.23'
L15	N 37°36'18" E	165.67'
L16	N 29°11'19" E	41.43'
L17	N 20°36'00" E	55.71'
L18	N 07°42'39" E	230.00'
L19	N 07°17'45" E	230.02'
L20	S 06°04'57" W	318.32'
L21	N 83°20'35" W	217.80'
L22	S 05°30'25" W	300.00'
L23	S 83°20'35" E	214.88'
L24	S 06°41'05" W	100.36'
L25	N 83°13'40" W	301.49'
L26	S 06°48'20" W	200.00'
L27	S 06°39'20" E	302.11'
L28	N 88°34'29" W	22.02'
L29	S 30°51'35" W	61.18'
L30	S 02°08'25" E	93.00'
L31	S 36°08'25" E	85.50'
L32	S 44°19'29" E	56.68'
L33	S 44°19'29" E	168.50'
L34	N 87°53'28" W	135.27'
L35	N 44°29'29" W	255.75'
L36	N 21°13'51" E	376.65'



0 250 500 750
Scale : 1" = 250'

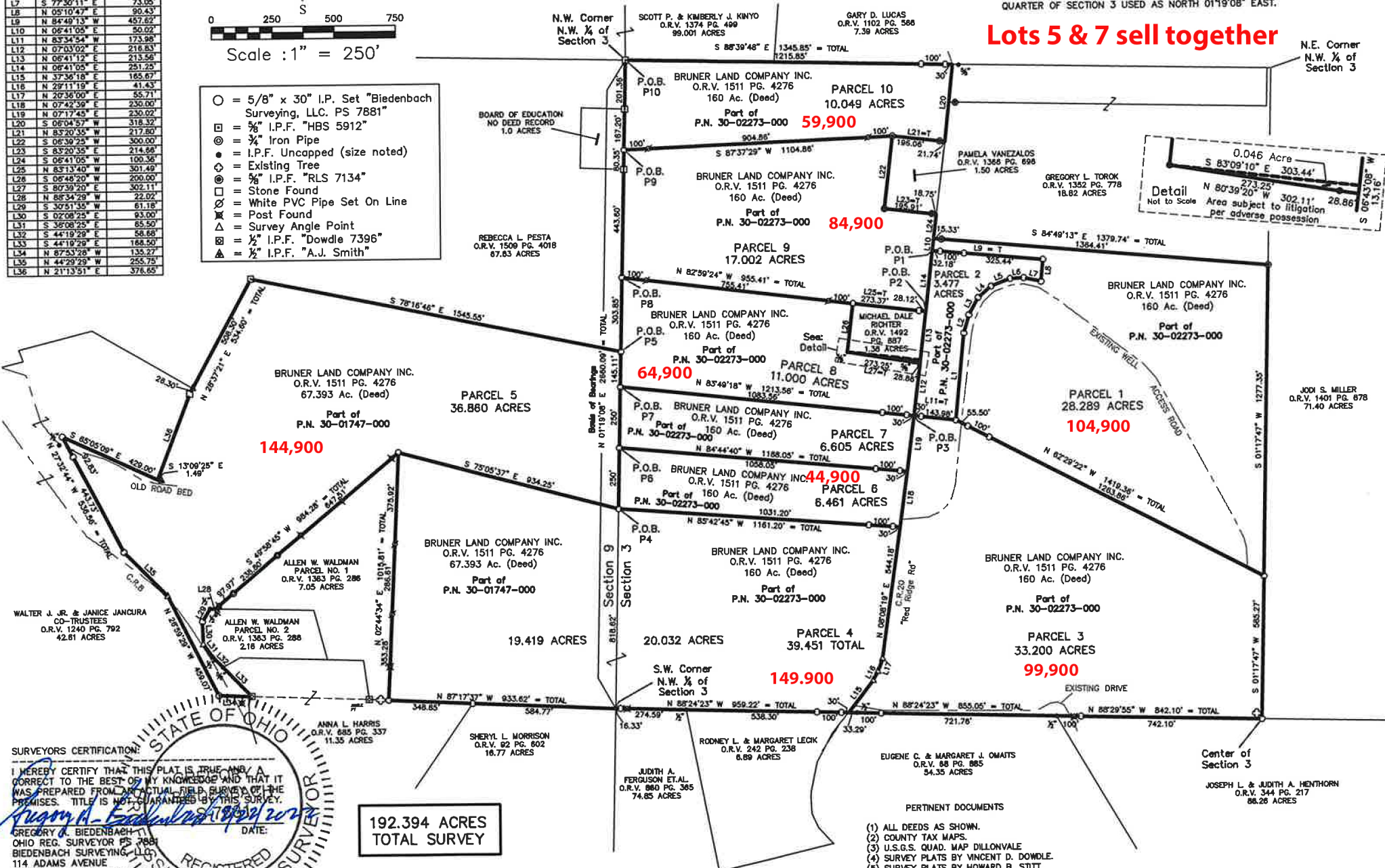
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = 5/8" I.P.F. "HBS 5912"
- ⊙ = 1/2" Iron Pipe
- = I.P.F. Uncapped (size noted)
- ⦿ = Existing Tree
- ⊗ = 5/8" I.P.F. "RLS 7134"
- ⊙ = Stone Found
- ⊗ = White PVC Pipe Set On Line
- ⊗ = Post Found
- △ = Survey Angle Point
- ⊗ = 1/2" I.P.F. "Dowdle 7396"
- ⊗ = 1/2" I.P.F. "A.J. Smith"

Survey Plat for Bruner Land Company Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF JEFFERSON, TOWNSHIP OF SMITHFIELD, PART BEING IN THE NORTHWEST QUARTER OF SECTION 3, PART BEING IN THE NORTHEAST QUARTER OF SECTION 9, RANGE 3 WEST, TOWNSHIP 8 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 3 USED AS NORTH 01°19'08" EAST.

Lots 5 & 7 sell together



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
DATE: 08/22/2023
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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

**192.394 ACRES
TOTAL SURVEY**

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 DILLONVALE
 - (4) SURVEY PLATS BY VINCENT D. DOWDLE.
 - (5) SURVEY PLATS BY HOWARD B. STITT.
 - (6) SURVEY PLATS BY WILLIAM BONAR.
 - (7) SURVEY PLATS BY PATRICK J. LOPER.
 - (8) SURVEY PLATS BY FRANK CIBULKA.