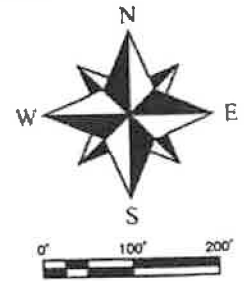


# Survey Plat for Bruner Land Company



Scale : 1" = 100'

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON A GRID BEARING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 USED AS NORTH 00°03'54" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE

MARTHA J. BRINDLEY  
O.R.V. 1436 PG. 999  
7.378 ACRES

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = Unmarked Stone Found
- = 1/2" I.P.F. Uncapped
- ⊙ = 3/8" I.P.F. "Emler 7760"
- ⊠ = 3/8" I.P.F. "Claus 6456"
- ⊗ = Existing Tree
- ⊕ = White PVC Set Online

## PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. FREEPORT.
- (4) SURVEY PLATS BY CLAUD SURVEYING.
- (5) SURVEY PLATS BY HOWARD B. STITT.
- (6) SURVEY PLATS BY MCKIMEN ENG. & SURVEYING.
- (7) SURVEY PLATS BY HANDALL A. EMLER.

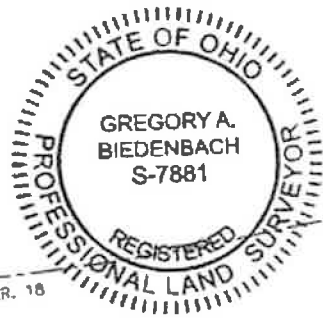
## SURVEYORS CERTIFICATION:

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* 5/7/21  
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

LINE	BEARING	DISTANCE
L1	S 00°38'26" W	40.00'
L2	N 00°03'54" W	100.00'



SITUATED IN THE STATE OF OHIO, COUNTY OF TUSCARAWAS, TOWNSHIP OF PERRY, BEING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, RANGE 1 WEST, TOWNSHIP 5 NORTH OF "UNITED STATES MILITARY LANDS".

KENNETH GERALD & JOLENE S. PETERSON  
O.R.V. 1413 PG. 2623  
32.00 ACRES  
TRACT II

P.O.B.  
PARCEL 2

CENTER OF  
SECTION 22

P.O.B.  
PARCEL 1

PARCEL 2  
TO BE RETAINED BY PETERSON

TRACT I

NEW SPLIT OUT OF  
O.R.V. 1413 PG. 2623  
2.062 ACRES  
KENNETH GERALD & JOLENE S. PETERSON  
O.R.V. 1413 PG. 2623  
32.00 Ac. (Deed)  
Part of  
P.N. 78-00294-000

**\$129,900**

PARCEL 1

PARCEL 1  
NEW SPLIT OUT OF  
O.R.V. 1413 PG. 2623  
30.781 ACRES

KENNETH GERALD & JOLENE S. PETERSON  
O.R.V. 1413 PG. 2623  
32.00 Ac. (Deed)

TRACT I

Part of  
P.N. 78-00294-000

S.W. Corner  
N.W. 1/4 of  
S.E. 1/4 of  
Section 22

S.E. Corner  
N.W. 1/4 of  
S.E. 1/4 of  
Section 22

DAVID L. BLACKWELL &  
LOREN M. BLACKWELL &  
BRUCE M. BLACKWELL  
O.R.V. 1519 PG. 1221  
22.500 ACRES

DAVID L. BLACKWELL &  
LOREN M. BLACKWELL &  
BRUCE M. BLACKWELL  
O.R.V. 1519 PG. 1218  
22.500 ACRES

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.