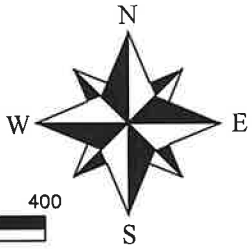


Survey Plat
for
Bruner Land Company, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF
GALLIA, TOWNSHIP OF MORGAN, BEING IN THE
NORTHEAST QUARTER OF SECTION 4,
RANGE 15 WEST, TOWNSHIP 7 NORTH OF "THE
OHIO COMPANY PURCHASE".



Scale : 1" = 200'

GUY E. & GRACE SEE
O.R.V. 285 PG. 803
88.750 ACRES

ROBERT W. II &
SHANNON L. SCOTT
O.R.V. 548 PG. 31
81.057 ACRES

ROBERT W. II &
SHANNON L. SCOTT
O.R.V. 548 PG. 31
37.00 ACRES

Basis of Bearings S 85°23'42" E 2728.68' = TOTAL

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ADDISON.
- (4) SURVEY PLATS BY BRIAN D. MCPHERSON.
- (5) SURVEY PLATS BY PAUL R. HUTCHINS.
- (6) SURVEY PLATS BY DALE A. EXLINE.
- (7) SURVEY PLATS BY JEFFREY L. CRAYCRAFT.
- (8) SURVEY PLATS BY MICHAEL A. KINNISON.
- (9) SURVEY PLATS BY WALTER B. LAMBERT.
- (10) SURVEY PLATS BY PHILIP M. ROBERTS.
- (11) SURVEY PLATS BY JAMES STEWART.

PARCEL # 1
82.735 ACRES

BRUNER LAND COMPANY, INC.
O.R.V. 611 PG. 600
59.00 AC. (DEED)
P.N. 01900106700

LINE	BEARING	DISTANCE
L5	S 08°42'16" W	75.59'
L6	S 06°59'58" W	123.62'
L7	S 06°51'19" W	121.54'
L8	S 02°35'25" W	87.87'
L9	S 01°41'20" W	144.36'
L10	S 02°46'31" W	101.79'
L11	S 03°49'10" W	288.00'
L13	N 86°55'59" W	140.00'
L14	S 03°44'52" W	312.00'
L15	N 86°56'00" W	260.00'
L16	N 49°47'48" W	101.70'
L18	N 29°20'00" E	166.21'
L19	N 44°41'08" W	288.66'
L20	N 02°38'42" E	140.25'
L21	N 02°38'42" E	233.16'
L22	N 03°57'59" E	252.74'
L23	N 03°46'56" E	115.44'
L24	N 71°41'23" W	90.34'
L25	N 67°58'00" W	55.83'

QUEST EQUITIES, LLC.
O.R.V. 644 PG. 259
20.00 AC.

P.O.B. PARCEL # 2
N.W. CORNER
OF S.W. 1/4
OF N.E. 1/4
OF SECTION 4

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped, size noted
- ⊙ = 5/8" I.P.F. "Hutchins 8515"
- ⊙ = 5/8" I.P.F. "6482"
- ⊙ = 1/2" I.P.F. "Horton 646(5/8) ILLEGIBLE"
- = culvert
- = farm gate
- ⊞ = stone found
- ⊞ = post found
- ⊞ = 1 1/2" pipe found
- ⊞ = 5/8" I.P.F. "J.T. Stewart 7425"
- ⊞ = PVC Pipe set on line

PARCEL # 2
62.297 ACRES

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON A
GRID BEARING ON THE NORTH LINE OF THE
NORTHEAST QUARTER OF SECTION 4 USED AS
SOUTH 85°23'42" EAST AS CALCULATED FROM A
GPS OBSERVATION NAD 83 (2011) OHIO SOUTH
ZONE.

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.

FIRST PART OF TRACT NO. 1
RESIDUE OF ORIGINAL 160 AC.
BRUNER LAND COMPANY, INC.
O.R.V. 611 PG. 600
80.00 AC. (DEED)
P.N. 01900106800

S 85°26'53" E 2319.19' = TOTAL
2119.19'

PARCEL # 3
26.010 ACRES

CHARLES COLLINS
O.R.V. 580 PG. 875
1.00 AC.
BRUNER LAND COMPANY, INC.
O.R.V. 611 PG. 600
24.50 AC. RESIDUE (DEED)

SECOND PART OF TRACT NO. 1
30 ACRE ORIGINAL
P.N. 01900106900

L28	S 86°13'04" E	23.02'
L29	S 79°08'10" E	124.10'
L30	S 85°51'00" E	38.25'
L31	N 87°46'12" E	83.80'
L32	S 89°56'06" E	132.20'
L33	S 50°56'01" E	28.20'

P.O.B. PARCEL #4

SEE: DETAIL "A"

S 86°55'59" E
400.00' = TOTAL

MAX STUMBO
O.R.V. 283 PG. 613
9.20 ACRES

MAX STUMBO
O.R.V. 298
PG. 285
0.40 ACRES

ERIC MORGAN
SHANER
O.R.V. 621
PG. 149
0.637 ACRES

PAXTON A. ROBERTS
O.R.V. 363 PG. 260
3.303 ACRES

ROBERT &
NICHOLE PHILLIPS
O.R.V. 592 PG. 727
1.00 AC.

NATHAN D. &
ELIZABETH J.
PROFFIT
O.R.V. 651 PG. 622
5.00 AC.

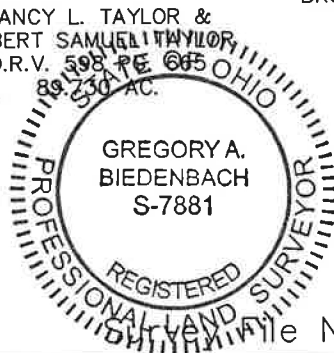
SURVEYORS CERTIFICATION:

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 REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

DATE: 9/16/2025

NANCY L. TAYLOR &
ROBERT SAMUEL TAYLOR
O.R.V. 598 PG. 645
89.230 AC.



BRUNER LAND COMPANY, INC.
O.R.V. 611 PG. 600
4.500 AC. (DEED)
P.N. 01900106600

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

Drawing No.: GB-4587F