

# SURVEY PLAT FOR BRUNER LAND CO., INC.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 2 USED AS NORTH 90°00'00" WEST AS SHOWN ON SURVEY PLAT NO. C962777 BY DOUGLAS C. SEILER, R.L.S. 6869, DATED NOVEMBER 18, 1996 AND FILED IN RICHLAND COUNTY SURVEY FILE NO. H-244.

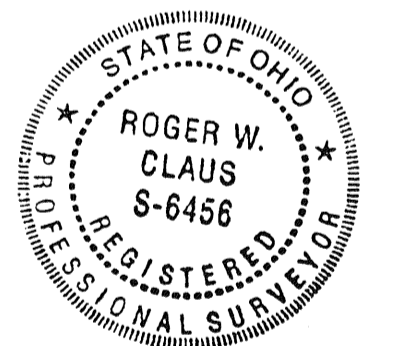
SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, TOWNSHIP OF WELLER, BEING IN THE NORTHEAST QUARTER OF SECTION 2, RANGE 18 WEST, TOWNSHIP 22 NORTH, OF "THE CONGRESS LANDS NORTH OF THE GREENVILLE TREATY LINE".

**PERTINENT DOCUMENTS**

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "MANSFIELD NORTH"
- (4) U.S.G.S. QUAD. MAP "MANSFIELD SOUTH"
- (5) ASCS AERIAL PHOTO
- (6) SURVEY PLAT BY ROBERT O. SCHNEIDER, JR.
- (7) SURVEY PLAT BY DOUGLASS C. SEILER
- (8) SURVEY PLAT BY JAMES D. MOWHARR

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.

- = 1" IRON PIN FOUND
- = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456"
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ⊙ = 1/2" IRON PIN FOUND CAPPED "J.K. CROWL PS # 6496"
- ⊙ = 5/8" IRON PIN FOUND CAPPED "MAWHORR 6690"
- ▲ = " IRON PIN FOUND CAPPED "
- ⊕ = CONCRETE MONUMENT FOUND
- ⊕ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- ⊕ = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ⊕ = RAILROAD SPIKE FOUND.
- ⊕ = TREE WITH WIRE FOUND
- ⊕ = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY



**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.

*Roger W. Claus* 03-03-00  
 ROGER W. CLAUS, REG. SURVEYOR 6456    DATE:  
 33310 CHRISTMAN RIDGE ROAD  
 LEWISVILLE, OHIO 43754  
 1-740-567-3168  
 1-740-567-3106 fax

REVISIONS	DATE	INITIALS

SURVEY PLAT FILE: 000310

Line	Bearing	Distance
1	N 90°00'00"W	30.00'
2	N 90°00'00"W	166.54'
3	N 1°04'28"W	321.51'
4	N 1°02'39"W	99.53'
5	N 1°02'39"W	200.99'
6	N 1°02'39"W	227.39'
7	N 1°02'39"W	307.13'
8	N 1°02'39"W	200.29'
9	N 1°02'39"W	200.34'
10	N 1°02'39"W	200.48'
11	N 1°02'39"W	165.27'
12	N 88°46'29"E	80.52'
13	N 1°02'39"W	35.98'
14	N 1°02'39"W	171.52'
15	N 1°02'39"W	17.50'
16	N 88°58'13"E	252.56'
17	N 88°58'13"E	251.89'
18	N 88°58'13"E	250.89'
19	N 88°58'13"E	249.89'
20	S 1°11'28"E	216.05'
21	S 1°11'28"E	203.70'
22	S 1°11'28"E	200.50'
23	S 1°11'28"E	200.35'
24	S 1°11'28"E	200.30'
25	S 1°11'28"E	200.00'
26	S 1°11'28"E	324.87'
27	S 1°11'28"E	201.00'
28	S 1°11'28"E	201.00'
29	S 1°11'28"E	201.00'
30	S 1°11'28"E	201.00'
31	S 1°11'28"E	201.00'
32	N 89°29'26"W	30.00'
33	N 89°29'26"W	220.00'
34	N 1°11'28"W	191.83'
35	N 1°11'28"W	17.50'
36	S 1°11'28"E	209.33'
37	N 89°29'26"W	251.00'
38	N 1°11'28"W	185.09'
39	N 1°11'28"W	17.50'
40	S 1°11'28"E	202.59'
41	N 89°29'26"W	252.00'
42	N 1°11'28"W	178.32'
43	N 1°11'28"W	17.50'
44	S 1°11'28"E	195.82'
45	N 89°29'26"W	253.15'
46	N 1°02'39"W	189.02'
47	N 27°21'15"W	226.69'
48		
49	S 89°29'26"E	100.00'
50	S 89°29'26"E	30.00'
51	S 89°29'26"E	100.00'
52	S 89°29'26"E	30.00'
53	S 89°29'26"E	100.00'
54	S 89°29'26"E	30.00'
55	S 50°19'04"W	173.21'
56	N 88°26'36"W	30.00'
57	N 88°26'36"W	225.53'
58	S 89°29'26"E	100.00'
59	S 89°29'26"E	30.00'
60	N 90°00'00"E	100.00'
61	N 90°00'00"E	30.00'
62	N 1°02'39"W	101.45'
63	N 90°00'00"E	100.00'
64	N 90°00'00"E	30.00'
65	S 1°02'39"E	19.50'
66	N 90°00'00"W	300.00'
67	S 1°02'39"E	101.45'
68	N 90°00'00"E	100.00'
69	N 90°00'00"E	30.00'
70	N 1°02'39"W	200.99'
71	N 1°02'39"W	200.99'
72	N 90°00'00"E	100.00'
73	N 90°00'00"E	30.00'
74	S 1°02'39"E	181.49'
75	N 90°00'00"E	-00.00'
76	N 90°00'00"E	30.00'
77		
78	N 1°04'28"W	0.65'

TOTAL FARM = 77.845 ACRES  
 NEW SURVEY OF BRUNER LAND CO INC.  
 O.R. VOL. 786, PG. 185  
 77.779 ACRES DEED  
  
 PARCEL NO. 051-20-209-04-001  
  
 REF. DEED: D.V. 865, PG. 164

EDWARD J. AND LANA M. HUFF  
 138.43 ACRES  
 D.V. 702, PG. 491

DOUGLAS E. AND BELINDA L. STOFFER  
 0.35 ACRE  
 FOURTH PARCEL OF D.V. 713, PG. 682

U. AND M. YODER  
 119 ACRES  
 147.75 ACRES TOTAL BY DEED  
 O.R. VOL. 517, PG. 862

DOUGLAS E. AND BELINDA L. STOFFER  
 1.25 ACRES  
 THIRD PARCEL OF D.V. 713, PG. 682

**SECTION 35**

CENTERLINE T.R. 226 RYNOLDS ROAD 35' R/W

**SECTION 2**

MILO R. AND ROSIE T. YODER  
 77.779 ACRES  
 O.R. VOL. 569, PG. 500

DOUGLAS E. AND BELINDA L. STOFFER  
 33 ACRES  
 SECOND PARCEL OF D.V. 713, PG. 682  
 PART OF ORIGINAL 93 ACRES TOTAL

DOUGLAS E. AND BELINDA L. STOFFER  
 60 ACRES  
 FIRST PARCEL OF D.V. 713, PG. 682  
 PART OF ORIGINAL 93 ACRES TOTAL

S.E. CORNER OF N.E. 1/4 OF SECTION 2

HOWARD E. AND CAROL L. KINSTLE  
 136.15 ACRES  
 O.R. VOL. 34, PG. 53

DAVID E. AND VALARIE J. KISSEL  
 1.00 ACRE  
 O. R. VOL. 16, PG. 906

PARCEL II 0.20 AC.  
 RICHARD D. WARD  
 1.94 ACRES  
 PARCEL OF O.R. VOL. 279, PG. 558  
 DAVID W. STEVENS  
 2.22 ACRES  
 O.R. VOL. 484, PG. 367  
 LARRY E. AND TRELLENE J. VIPPERMAN  
 2.31 ACRES  
 O.R. VOL. 505, PG. 36  
 HELEN KAY SAYLOR AND MARK L. CAMPBELL  
 2,930 ACRES  
 D.V. 880, PG. 7

CONFORMS TO WELLER TOWNSHIP ZONING REGULATIONS AND CODE  
*David K. Hayfield*  
 ZONING DEPARTMENT  
 APR 14 2000  
 #15  
  
 NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED  
 APR 14 2000  
 #15  
  
 NEW SPLIT TAX MAP APPROVED  
 APR 14 2000  
 #1-#14

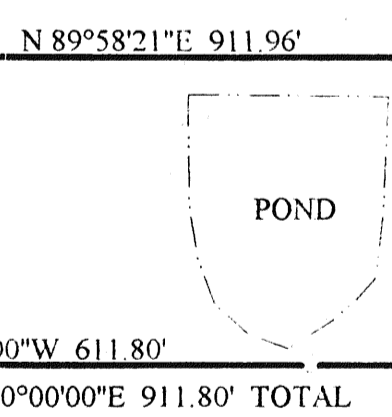
CENTERLINE S.R. 96 ASHLAND-SHELBY ROAD 60' R/W

CENTERLINE C.R. 243 FRANKLIN CHURCH ROAD 60' R/W

DOUGLAS E. STOFFER  
 160 ACRES  
 D.V. 606, PG. 458

QUARTER SECTION LINE  
 CENTER OF SECTION 2  
 QUARTER SECTION LINE

N 1°04'28"W 703.99' TOTAL  
 N 1°04'28"W 381.83'  
 N 1°04'28"W 382.48' TOTAL  
 N 1°04'28"W 382.48' TOTAL



N 1°02'39"W 1601.43' TOTAL  
 N 1°02'39"W 2550.77' TOTAL  
 N 1°02'39"W 2550.77' TOTAL  
 N 1°02'39"W 2550.77' TOTAL

CENTERLINE C.R. 243 FRANKLIN CHURCH ROAD 60' R/W  
 CENTERLINE C.R. 243 FRANKLIN CHURCH ROAD 60' R/W  
 CENTERLINE C.R. 243 FRANKLIN CHURCH ROAD 60' R/W

CENTERLINE S.R. 203 SHILOH-NEWVILLE ROAD 60' R/W  
 CENTERLINE S.R. 203 SHILOH-NEWVILLE ROAD 60' R/W  
 CENTERLINE S.R. 203 SHILOH-NEWVILLE ROAD 60' R/W

