

Survey Plat for

ROBIN FRONTZ ESTATE

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF CENTER, BEING PART OF THE EAST HALF OF SECTION 27 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, RANGE 5 WEST, TOWNSHIP 4 NORTH OF "THE OLD SEVEN RANGES SURVEY".

- = 3/4" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = 3/4" I.P.F. uncapped
- or ■ = railroad spike set
- = marked stone found
- = I.P.F. at marked stone found

P.N. 040400160000
CLAUGUS FAMILY FARM, LP.
O.R.V. 392 PG. 72
79.482 ACRES

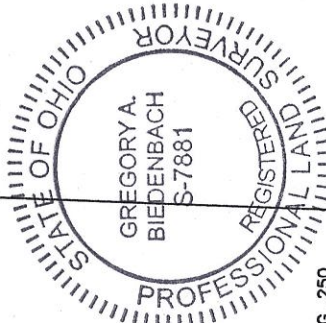
NEW SURVEY OF
O.R.V. 125 PG. 299
O.R.V. 241 PG. 920
128.408 ACRES TOTAL
MINUS NEW SPLIT 2.889 ACRES
125.519 ACRES

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 USED AS NORTH 01°18'24" EAST AS CALCULATED FROM A GPS OBSERVATION (NAD 83 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.

P.N. 040400110000
ROBIN M. FRONTZ
O.R.V. 125 PG. 299
O.R.V. 241 PG. 920
40.768 ACRES

P.N. 040400370000
DOUGLAS D. GROVES
O.R.V. 162 PG. 279
49.312 ACRES

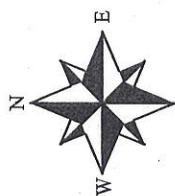


P.N. 040400120000
KAREN ELLIOTT
O.R.V. 120 PG. 29
TRACT I
36.14 ACRES

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ANTOCH.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS MONROE CO. ENG. VOL. 2 PG. 250

P.N. 040410050000
RONNIE KINNEY
O.R.V. 335 PG. 92
35.892 ACRES



P.N. 040410350000
EVERETT L. & LORA K. LAUGHLIN
O.R.V. 74 PG. 9
23.038 ACRES



Scale : 1" = 200'

LINE/BEARING	DISTANCE
1 S 81°41'58" W	242.77'
2 N 86°25'54" W	43.88'
3 S 87°48'53" W	144.19'
4 N 84°12'55" W	126.03'
5 N 88°07'51" W	47.96'
6 N 04°26'42" W	229.14'
7 N 65°45'38" E	126.25'
8 S 83°41'50" E	148.24'
9 N 84°01'19" E	112.05'
10 S 36°52'05" E	236.67'
11 S 00°35'39" W	171.90'
12 N 86°28'04" W	153.87'
13 S 06°28'14" E	145.10'
14 S 02°21'54" E	130.73'
15 N 22°50'51" E	402.99'
16 N 36°09'12" E	361.91'
17 N 64°17'17" E	272.58'
18 N 23°51'36" E	300.30'
19 N 87°11'50" W	151.82'
20 S 85°02'52" W	49.96'
21 S 35°22'02" W	291.06'

CURVE	ARC LENGTH	RADIUS	IDEAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.22'	954.93'	12°14'00"	N 21°43'51" E	37.22'
C2	233.33'	954.93'	11°59'58"	N 15°50'51" E	232.75'
C3	443.39'	1716.20'	13°28'15"	N 08°53'14" W	436.34'

P.N. 040410160000
ROBIN M. FRONTZ
O.R.V. 125 PG. 299
O.R.V. 241 PG. 920
87.66 ACRES

NEW SPLIT FROM
O.R.V. 125 PG. 299
O.R.V. 241 PG. 920
2.889 ACRES

P.N. 040410350000
RAYMOND W. & RONALD
E. & DEANNA DAVIS
O.R.V. 67 PG. 393
17.192 ACRES

N 88°08'54" W 845.09' TOTAL
N 88°08'54" W 815.09'
N 88°08'54" W 30.00'

P.N. 040410140000
HUBERT D. GROVES
D.V. 193 PG. 705
29.51 ACRES

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: 8/16/19

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43783
1.740.472.1262 OFFICE
1.740.472.5298 FAX

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

Survey File No.: GB-3284F

SEE: ENG. VOL. 2 PG. 250

P.N. 040410020000
SHEILA L. STOLLAR
LISA R. BAKER
O.R.V. 91 PG. 231
20.016 ACRES

P.O.B.
S.E. COR.
OF N.E. 1/4
OF SEC. 27
125.519 ACRES

N 01°18'24" E 1326.17'
BASIS OF BEARINGS
40.784 ACRES
72.647 ACRES

N.W. COR.
OF S.W. 1/4
OF SEC. 21
S 01°18'52" W 665.89'

N 88°31'36" W 1369.32'
S 88°31'36" E 827.76' TOTAL
67.44' LEANING
-0.48'

N.W. COR.
OF N.E. 1/4
OF SEC. 14
N 88°08'54" W 837.63'
72.647 ACRES
12.088 ACRES

P.N. 040410100000
TRACT II
5 ACRES
L12
L14
L15

N 88°38'27" W 1329.25'

S.E. COR.
OF S.W. 1/4
OF N.W. 1/4
OF SEC. 21

Z

Description of 125.519 Acres

Situated in the State of Ohio, County of Monroe, Township of Center, being the southwest quarter of the northwest quarter of Section 21 and in the east half of Section 27, Range 5 West, Township 4 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Beginning at an iron pin found uncapped at the southeast corner of the northeast quarter of Section 27 (Note: Reference bearing on the east line of the southeast quarter of the northeast quarter of Section 27 used as North 01°21'24" East.);

thence, from said Point of Beginning with the quarter section line, North 88°38'27" West a distance of 483.87 feet to a marked stone found at the northwest corner of a 5.00 acres tract as conveyed to Karen Elliott by Tract II of Official Records Volume 120, Page 29 of the Monroe County Recorder's Office;

thence, leaving the quarter section line with said Elliott property and with an occupation fence line, the following three courses:

1. South 01°24'04" West a distance of 265.10 feet to an iron pin found capped "Biedenbach 7881";
2. thence North 86°28'14" East a distance of 187.56 feet to an iron pin found uncapped;
3. thence South 02°21'54" East a distance of 307.63 feet to a marked stone found in the north line of a 21.46 acres tract as conveyed to Shelia Stollar and Lisa Baker by Official Records Volume 91, Page 231 of the Monroe County Recorder's Office;

thence, leaving said Elliott property and with the north line of said Stollar and Baker property, North 88°30'54" West a distance of 1,044.59 feet to an iron pin found uncapped in the quarter-section line;

thence, leaving said Stollar and Baker property and with the quarter-quarter section line, North 01°23'32" East a distance of 561.00 feet to an iron pin found capped "Biedenbach 7881" at the northwest corner of the northeast quarter of the southeast quarter;

thence, with the quarter section line, North 88°08'54" West a distance of 845.09 feet to a point in the centerline of State Route No. 800 as shown on right-of-way plans MOE-8-(14.07-15.91) on file at Marietta, Ohio, passing through an iron pin set at a distance of plus 815.09 feet;

thence, leaving the quarter section line and with the centerline of said road as shown on said right-of-way plans, the following four courses:

1. with a curve to the right, having a radius of 954.93 feet, an arc length of 37.22 feet, central angle of 02°14'00", a chord bearing of North 21°43'51" East, a chord distance of 37.22 feet to a point at centerline station PT 784+62.63;
2. thence North 22°50'51" East a distance of 402.99 feet to a point at centerline station PC 788+65.62;
3. thence, with a curve to the left, having a radius of 954.93 feet, an arc length of 233.33 feet, a central angle of 13°59'59", a chord bearing of North 15°50'51" East, a chord distance of 232.75 feet to a point at centerline station PCC 790+98.95;

4. thence, with a curve to the left, having a radius of 716.20 feet, an arc length of 443.39 feet, a central angle of $35^{\circ}28'15''$, a chord bearing of North $08^{\circ}53'14''$ West, a chord distance of 436.34 feet to a point at the southeast corner of a 23.038 acres tract as conveyed to Everett and Lora Laughlin by Official Records Volume 74, Page 9 of the Monroe County Recorder's Office;

thence, leaving the road and with the south line of said Laughlin property, the following four courses:

1. North $72^{\circ}29'05''$ East a distance of 667.59 feet to an iron pin found capped "Biedenbach PS 7881", passing through an iron pin set at a distance of plus 60.00 feet;
2. thence North $36^{\circ}09'12''$ East a distance of 361.91 feet to an iron pin found capped "Biedenbach PS 7881";
3. thence North $64^{\circ}17'17''$ East a distance of 272.58 feet to an iron pin found uncapped;
4. thence North $23^{\circ}51'36''$ East a distance of 300.30 feet to an iron pin found uncapped in the south line of a 35.892 acres tract as conveyed to Ronnie Kinney by Official Records Volume 335, Page 92 of the Monroe County Recorder's Office;

thence, leaving said Laughlin property and with the south line of said Kinney property, South $88^{\circ}31'36''$ East a distance of 827.76 feet to an iron pin found uncapped in the east line of Section 27 and the west line of Section 21;

thence, leaving said Kinney property and with the section line, South $01^{\circ}18'52''$ West a distance of 665.89 feet to an iron pin found uncapped at the northwest corner of the southwest quarter of the northwest quarter of Section 21;

thence, leaving the section line and with the quarter-quarter section line, South $89^{\circ}06'22''$ East a distance of 1,339.18 feet to a marked stone found at the center of the northwest quarter of Section 21;

thence, with the quarter-quarter section line, South $01^{\circ}43'50''$ West a distance of 1,337.08 feet to an iron pin set at a loose marked stone found;

thence, with the quarter section line, North $88^{\circ}38'27''$ West a distance of 1,329.25 feet to the **Point of Beginning**;

containing 128.408 acres, more or less, of which:
40.784 acres are in Section 21 and
87.624 acres are in Section 27.

EXCEPTING from the above-described tract the following described parcel.

Commencing for reference at an iron pin found uncapped at the southeast corner of the northeast quarter of Section 27 (Note: Reference bearing on the east line of the southeast quarter of the northeast quarter of Section 27 used as North $01^{\circ}21'24''$ East.);

thence, with a reference line, North $56^{\circ}22'17''$ West a distance of 1,027.69 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 81°41'58" West a distance of 242.77 feet to an iron pin set;

thence North 86°25'54" West a distance of 43.88 feet to a point in or near the center of Township Road No. 2306;

thence, in or near the center of Township Road No. 2306, the following 3 courses:

1. South 87°48'53" West a distance of 44.19 feet to a point;
2. thence North 84°12'55" West a distance of 126.03 feet to a point;
3. thence North 88°07'51" West a distance of 47.96 feet to a railroad spike set;

thence, leaving the road, North 04°26'42" West a distance of 229.14 feet to an iron pin set, passing through an iron pin set at a distance of plus 20.22 feet;

thence North 65°45'39" East a distance of 126.25 feet to an iron pin set;

thence South 83°41'50" East a distance of 146.24 feet to an iron pin set;

thence North 84°01'19" East a distance of 112.05 feet to an iron pin set;

thence South 38°52'05" East a distance of 236.67 feet to an iron pin set;

thence South 00°55'39" West a distance of 71.90 feet to **THE POINT OF BEGINNING**;

containing 2.889 acres, more or less.

LEAVING 125.519 ACRES, MORE OR LESS, TO BE CONVEYED BY THIS INSTRUMENT OF WHICH 40.784 ACRES ARE IN SECTION 21 AND 84.735 ACRES ARE IN SECTION 27.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No 800.

Subject to the right-of-way of Township Road No. 2306.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of the northeast quarter of Section 27 used as North 01°18'24" East as calculated from a GPS observation NAD 83 Ohio South Zone.

Page 4 of 4
Description of 125.519 Acres

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

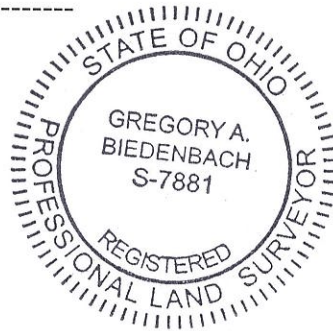
The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of August 16, 2019. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 125, Page 299 and Official Records Volume 241, Page 920.

Aug. 16, 2019 *Gregory A. Biedenbach*

Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

Survey File: GB-3284F



DESCRIPTION OF 2.889 ACRES

Situated in the State of Ohio, County of Monroe, Township of Center, being in the northeast quarter of Section 27, Range 5 West, Township 4 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Commencing for reference at an iron pin found uncapped at the southeast corner of the northeast quarter of Section 27 (Note: Reference bearing on the east line of the southeast quarter of the northeast quarter of Section 27 used as North 01°21'24" East.);

thence, with a reference line, North 56°22'17" West a distance of 1,027.69 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 81°41'58" West a distance of 242.77 feet to an iron pin set;

thence North 86°25'54" West a distance of 43.88 feet to a point in or near the center of Township Road No. 2306;

thence, in or near the center of Township Road No. 2306, the following 3 courses:

1. South 87°48'53" West a distance of 44.19 feet to a point;
2. thence North 84°12'55" West a distance of 126.03 feet to a point;
3. thence North 88°07'51" West a distance of 47.96 feet to a railroad spike set;

thence, leaving the road, North 04°26'42" West a distance of 229.14 feet to an iron pin set, passing through an iron pin set at a distance of plus 20.22 feet;

thence North 65°45'39" East a distance of 126.25 feet to an iron pin set;

thence South 83°41'50" East a distance of 146.24 feet to an iron pin set;

thence North 84°01'19" East a distance of 112.05 feet to an iron pin set;

thence South 38°52'05" East a distance of 236.67 feet to an iron pin set;

thence South 00°55'39" West a distance of 71.90 feet to **THE POINT OF BEGINNING**;

containing 2.889 acres, more or less.

Together with a 20.00 feet wide easement for the purposes of maintaining a gas service line from an existing gas well to the above-described 2.889 acres tract. Said easement follows an existing gas line and the centerline of said easement being described as follows:

Commencing for reference at an iron pin set at the northwest corner of the above-described 2.889 acres tract;

thence, with the west line of said 2.889 acres tract, South 04°26'42" East a distance of 156.12 feet to a point in the center of an existing gas line, being **THE TRUE POINT OF BEGINNING** for this easement description;

thence, from said Point of Beginning and following an existing gas line, the following 3 courses:

1. North $88^{\circ}11'50''$ West a distance of 51.82 feet to a point;
2. thence South $85^{\circ}02'52''$ West a distance of 49.96 feet to a point;
3. thence South $35^{\circ}22'02''$ West a distance of 291.06 feet to an existing gas well, being
THE TRUE POINT OF ENDING, for this easement description;

containing 0.180 acre, more or less, of easement.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 2306.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of the northeast quarter of Section 27 used as North $01^{\circ}18'24''$ East as calculated from a GPS observation NAD 83 Ohio South Zone.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of August 16, 2019. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 125, Page 299 and Official Records Volume 241, Page 920.

Aug. 16, 2019 Gregory A. Biedenbach

Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

Survey File: GB-3284F

