

Description of 33.188 Acres

The following described parcel is a new survey of the John Christman property as described in Tract No. Five of Official Records Volume 310, Page 618 of the Monroe County Recorder's Office.

Situated in the State of Ohio, County of Monroe, Township of Center, being in the southwest quarter of Section 26, Range 5 West, Township 5 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Commencing for reference at an axle found at the northwest corner of the southwest quarter of Section 26 (Note: Reference bearing on the west line of the southwest quarter of Section 26 used as South 01°05'16" West.);

thence, with the west line of the southwest quarter of Section 26, South 01°05'16" West a distance of 86.52 feet to a point in the center of a run, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and with the center of a run, the following 9 courses:

1. South 39°16'46" East a distance of 173.39 feet to a point;
2. thence South 29°58'34" East a distance of 85.01 feet to a point;
3. thence South 61°23'05" East a distance of 211.37 feet to a point, an iron pin found capped "Biedenbach 7881" bears for reference South 35°07'21" West a distance of 22.91 feet;
4. thence South 02°52'23" East a distance of 94.05 feet to a point;
5. thence South 17°13'33" East a distance of 134.93 feet to a point;
6. thence South 09°48'59" West a distance of 200.04 feet to an iron pin found capped "Biedenbach 7881";
7. thence South 30°41'59" East a distance of 279.65 feet to a point;
8. thence South 11°53'25" East a distance of 67.10 feet to a point;
9. thence South 46°45'04" East a distance of 239.93 feet to a point at the intersection of with Sunfish Creek;

thence, with the center of Sunfish Creek, the following 5 courses:

1. South 04°10'05" West a distance of 80.92 feet to a point;
2. thence South 28°49'05" East a distance of 441.48 feet to a point;
3. thence South 16°29'21" East a distance of 213.07 feet to a point;
4. thence South 04°17'00" East a distance of 437.93 feet to a point;
5. thence South 12°33'21" East a distance of 158.10 feet to a point in the north line of the Village of Woodfield property as described in Deed Volume 112, Page 3 of the Monroe County Recorder's Office;

Description of 33.188 Acres

thence, with the north line of the Village of Woodsfield property, North $86^{\circ}33'42''$ West a distance of 66.00 feet to an iron pin found capped "Biedenbach 7881" in the center of an old road bed;

thence, continuing with the Village of Woodsfield property and with the center of an old road bed, the following 11 courses:

1. North $20^{\circ}59'32''$ West a distance of 145.20 feet to an iron pin found capped "Biedenbach 7881";
2. thence North $39^{\circ}18'13''$ West a distance of 62.04 feet to an iron pin found capped "Biedenbach 7881";
3. thence North $47^{\circ}49'14''$ West a distance of 65.13 feet to an iron pin found capped "Biedenbach 7881";
4. thence North $89^{\circ}35'28''$ West a distance of 37.62 feet to an iron pin found capped "Biedenbach 7881";
5. thence South $72^{\circ}04'57''$ West a distance of 53.55 feet to an iron pin found capped "Biedenbach 7881";
6. thence South $65^{\circ}01'31''$ West a distance of 66.00 feet to an iron pin found capped "Biedenbach 7881";
7. thence South $72^{\circ}13'52''$ West a distance of 252.78 feet to an iron pin found capped "Biedenbach 7881";
8. thence South $80^{\circ}16'07''$ West a distance of 153.50 feet to an iron pin found capped "Biedenbach 7881";
9. thence North $72^{\circ}47'51''$ West a distance of 54.87 feet to an iron pin found capped "Biedenbach 7881";
10. thence North $59^{\circ}49'02''$ West a distance of 118.14 feet to an iron pin found capped "Biedenbach 7881";
11. thence North $59^{\circ}13'04''$ West a distance of 181.30 feet to an iron pin found capped "Biedenbach 7881" in the west line of the southwest quarter of Section 26;

thence, with the west line of the southwest quarter of Section 26, North $01^{\circ}05'16''$ East a distance of 2,210.25 feet to the **POINT OF BEGINNING**, passing through an iron pin set at a distance of plus 2,161.35 feet;

containing 33.188 acres, more or less, being all of Parcel No.04-008014.000.

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

Subject to the right-of-way of an old road bed along the south line of the above-described parcel.

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

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

The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of Section 26 used as North 01°05'16" East.

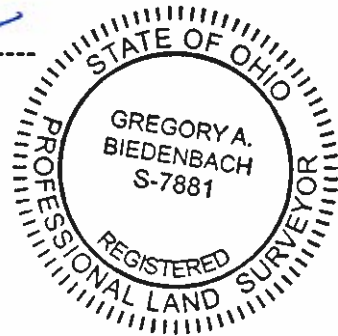
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of February 25, 2026. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 310, Page 618.

Feb. 25, 2026 Gregory A. Biedenbach

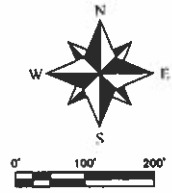
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-4696F

Survey Plat
for
Smithberger Realty
John Christman Estate

1:194.339



Scale : 1" = 100'

LORI CRANT
O.R.V. 196 PG. 703
12.913 ACRES

DANA & EDNA WEAVER
O.R.V. 439 PG. 325
30.502 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF CENTER, BEING IN THE SOUTHWEST QUARTER OF SECTION 26, RANGE 5 WEST, TOWNSHIP 5 NORTH OF "THE OLD SEVEN RANGES SURVEY".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26 USED AS NORTH 01°05'16" EAST.

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.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = Survey Angle Point
- = 3/8" I.P.F. Capped "Biedenbach 7881"
- ⊙ = 3/8" I.P.F. Uncapped
- ⊕ = Aisle Found
- = Unmarked Stone Found

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP WOODSFIELD.
- (4) SURVEY PLATS BY GREGORY BIEDENBACH.
- (5) SURVEY PLATS BY ROGER CLAUS.
- (6) SURVEY PLATS BY CHARLES HUNNELL.

Basis of Bearings
N 01°05'16" E 2697.19'
2161.35'
N 01°05'16" E 2210.25' = TOTAL

NEW SURVEY OF
TRACT NO. 5
O.R.V. 310 PG. 618
33.188 ACRES

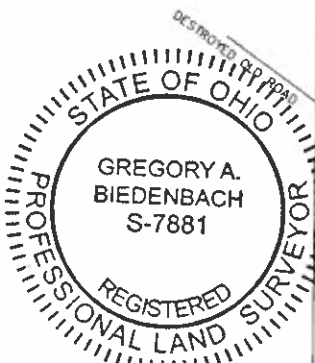
JOHN CHRISTMAN
TRACT NO. FIVE
O.R.V. 310 PG. 618
33.35 ACRES
P.N.04-008014.0000

JAMES & BERTHANN BAKER
O.R.V. 183 PG. 591
75.077 ACRES

LINE	BEARING	DISTANCE
L3	S 29°58'34" E	85.01'
L4	S 02°52'23" E	94.05'
L5	S 17°13'33" E	134.93'
L6	S 11°53'25" E	67.10'
L7	S 04°10'05" W	80.92'
L8	S 12°33'21" E	158.10'
L9	N 86°33'42" W	66.00'
L10	N 20°59'32" W	145.20'
L11	N 39°18'13" W	62.04'
L12	N 47°49'14" W	65.13'
L13	N 89°35'28" W	37.62'
L14	S 72°04'57" W	53.55'
L15	S 65°01'31" W	66.00'
L16	S 80°16'07" W	153.50'
L17	N 72°47'51" W	54.87'
L18	N 59°49'02" W	118.14'
L19	N 59°13'04" W	181.30'
L23	S 35°07'21" W	22.91'

Center of Sunfish Creek

PAUL & DARLA REICH
O.R.V. 103 PG. 570
43.81 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 ACCURATE SURVEY OF THE PREMISES. THIS IS NOT GUARANTEED BY THIS SURVEY.
GREGORY A. BIEDENBACH
PROF. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5090 FAX
DATE: 11/25/2014
CALCULATED FROM PREVIOUS SURVEY

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