

Description of 41.629 Acres

The following described parcel is a new survey of part of the John Christman property as described in Tract One 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 Washington, being part of the southwest quarter of Section 10, Range 6 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 capped "McFarland 6221" at the center of Section 10 (Note: Reference bearing on the east line of the northeast quarter of the southwest quarter of Section 10 used as South 04°22'47" West.);

thence, with the east line of the northeast quarter of the southwest quarter, South 04°22'47" West a distance of 1,164.37 feet to an iron pin set on the east side of Township Road No. 598A (Winland Road) in the south line of the Donald D. Winland Et.al. property as described in Official Records Volume 320, Page 944 of the Monroe County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning continuing with the east line of the northeast quarter of the southwest quarter, South 04°22'47" West a distance of 82.71 feet to an iron pin set at the northeast corner of the southeast quarter of the southwest quarter;

thence, with the east line of the southeast quarter of the southwest quarter, South 03°19'32" West a distance of 1,372.80 feet to an iron pin set at the southeast corner of the southwest quarter of Section 10;

thence, with the south line of Section 10, North 88°10'28" West a distance of 1,206.45 feet to an iron pin set at the southwest corner of the southeast quarter of the southwest quarter;

thence, with the west line of the southeast quarter of the southwest quarter, North 03°16'42" East a distance of 1,359.33 feet to an iron pin found uncapped at the center of the southwest quarter;

thence, with the west line of the northeast quarter of the southwest quarter, North 02°05'43" East a distance of 148.50 feet to an iron pin set at the southwest corner of the aforementioned Donald D. Winland et.al. property;

thence, with the south line of said Winland et.al. property, the following 3 courses:

1. South 88°48'42" East a distance of 990.00 feet to an iron pin set;
2. thence South 04°22'47" West a distance of 66.00 feet to an iron pin set;
3. thence South 88°48'42" East a distance of 223.93 feet to the **POINT OF BEGINNING**;

containing 41.629 acres, more or less, being all of Parcel No. 29-011010.0000.

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. 598A (Winland Road).

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 east line of the northeast quarter of the southwest quarter of Section 10 used as South 04°22'47" West.

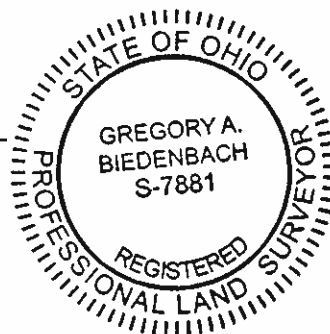
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 24, 2026. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

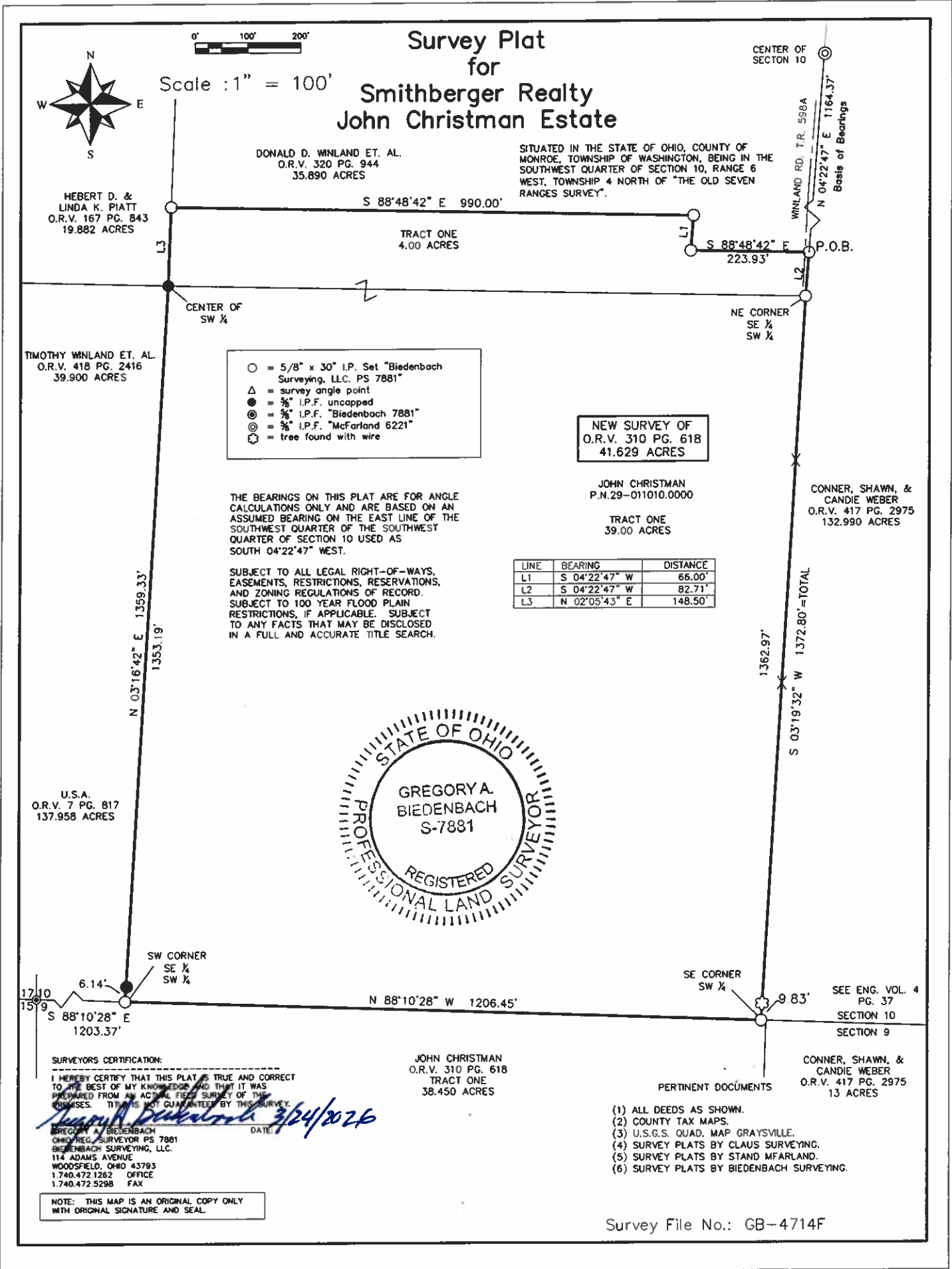
Prior Deed: Official Records Volume 310, Page 618.

March 24, 2026 *Gregory A. Biedenbach*

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



Cc: Survey File: GB-4714F



Survey Plat for Smithberger Realty John Christman Estate

DONALD D. WINLAND ET. AL.
O.R.V. 320 PG. 944
35.890 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF WASHINGTON, BEING IN THE SOUTHWEST QUARTER OF SECTION 10, RANGE 6 WEST, TOWNSHIP 4 NORTH OF "THE OLD SEVEN RANGES SURVEY".

HEBERT D. & LINDA K. PIATT
O.R.V. 167 PG. 843
19.882 ACRES

TIMOTHY WINLAND ET. AL.
O.R.V. 418 PG. 2416
39.900 ACRES

CONNER, SHAWN, & CANDIE WEBER
O.R.V. 417 PG. 2975
132.990 ACRES

NEW SURVEY OF
O.R.V. 310 PG. 618
41.629 ACRES

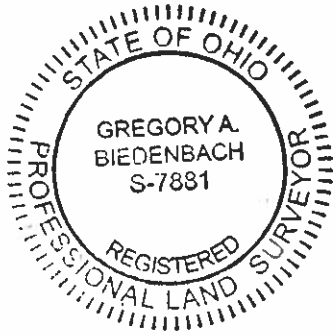
JOHN CHRISTMAN
P.N.29-011010.0000
TRACT ONE
39.00 ACRES

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC, PS 7881"
- △ = survey angle point
- = 5/8" I.P.F. uncapped
- ⊙ = 5/8" I.P.F. "Biedenbach 7881"
- ⊙ = 5/8" I.P.F. "McFarland 6221"
- ⊙ = tree found with wire

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 USED AS SOUTH 04°22'47" WEST.

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.

LINE	BEARING	DISTANCE
L1	S 04°22'47" W	66.00'
L2	S 04°22'47" W	82.71'
L3	N 02°05'43" E	148.50'



U.S.A.
O.R.V. 7 PG. 817
137.958 ACRES

SEE ENG. VOL. 4
PG. 37
SECTION 10
SECTION 9

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. THIS IS NOT GUARANTEED BY THIS SURVEY.

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43795
1.740.472.1262 OFFICE
1.740.472.5298 FAX

DATE: *3/24/2026*

JOHN CHRISTMAN
O.R.V. 310 PG. 618
TRACT ONE
38.450 ACRES

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP GRAYSVILLE.
- (4) SURVEY PLATS BY CLAUD SURVEYING.
- (5) SURVEY PLATS BY STAND MFARLAND.
- (6) SURVEY PLATS BY BIEDENBACH SURVEYING.

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

Survey File No.: GB-4714F