

Description of 168.917 Acres

The following described parcel is a new survey of the John Christman property as described in Tract No. 8 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 Perry, being part of the southwest quarter of Section 35, Range 5 West, Township 3 North and in the Township of Washington, being part of the south half of Section 5, Range 6 West, Township 4 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

BEGINNING at an iron pin set at the southeast corner of Section 35 (Note: Reference bearing on the south line of the southeast quarter of Section 35 used as a grid bearing of North 88°09'51" West as calculated from a GPS Observation NAD 83 (2011) Ohio South Zone.);

thence, from said Point of Beginning with the south line of Section 5, North 88°09'51" West a distance of 3,926.66 feet to an iron pin set at the southwest corner of the southeast quarter of the southwest quarter, passing through two iron pins set at distances of plus 1,312.56 feet and plus 2,619.61 feet, respectively;

thence, with the west line of the southeast quarter of the southwest quarter, North 01°39'47" East a distance of 1,300.85 feet to an iron pin found capped "Biedenbach 7881" at the center of the southwest quarter;

thence, with the north line of the southeast quarter of the southwest quarter, South 88°01'44" East a distance of 649.19 feet to an iron pin found capped "Claus 6456";

thence, continuing with said quarter-quarter section line, South 88°00'08" East a distance of 649.16 feet to an iron pin found capped "Claus 6456" at the northeast corner of the southeast quarter of the southwest quarter;

thence, with the north line of the south half of the southeast quarter of Section 5, South 88°26'45" East a distance of 1,779.32 feet to an iron pin found capped "Biedenbach 7881" in the south line of the Graham and Grace M. Harmon 24.137 acres tract as described in Official Records Volume 160, Page 735 of the Monroe County Recorder's Office;

thence, with the east line of said Harmon property, North 01°14'44" East a distance of 333.00 feet to a point in the center of Buhrs Run, passing through an iron pin found capped "Biedenbach 7881" at a distance of plus 301.46 feet;

thence, with the center of Buhrs Run and said Harmon property, the following 3 courses:

1. South 82°32'14" West a distance of 78.00 feet to a point;
2. thence North 62°55'59" West a distance of 196.08 feet to a point;
3. thence North 83°46'54" West a distance of 232.84 feet to a point;

thence, continuing with said Harmon property, North 00°59'29" East a distance of 243.94 feet to an iron pin found capped "Biedenbach 7881" at the southeast corner of the Graham and Grace M. Harmon 19.67 acres tract as described in Official Records Volume 160, Page 735 of the Monroe County Recorder's Office;

thence, with the east line of said Harmon 19.67 acres tract, North 00°57'12" East a distance of 668.83 feet to an iron pin found capped "Hunnell 6889" at the northwest corner of the northwest quarter of the southeast quarter of Section 5;

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thence, with the north line of the southeast quarter, South $88^{\circ}32'12''$ East a distance of 651.47 feet to an iron pin found capped "Hunnell 6889" in the west line of the Graham and Grace M. Harmon 20.085 acres tract as described in Official Records Volume 160, Page 735 of the Monroe County Recorder's Office, passing through an iron pin found capped "Hunnell 6889" at a distance of plus 450.82 feet;

thence, with the west line of said Harmon 20.085 acres tract, South $01^{\circ}17'58''$ West a distance of 972.57 feet to a point in the center of Buhrs Run, passing through an iron pin found capped "Hunnell 6889" at a distance of plus 952.48 feet;

thence, with the south line of said Harmon 20.085 acres tract and with said run, North $64^{\circ}55'17''$ East a distance of 726.41 feet to an iron pin found capped "Hunnell 6889" in the east line of Section 5 and being the west line of Section 35 and being the west in the west line of the Craig R. Pruden and Tamara L. Segieth property as described in Official Records Volume 388, Page 49 of the Monroe County Recorder's Office;

thence, with said Pruden-Segieth property and being with Buhrs Run, the following 9 courses:

1. South $01^{\circ}17'44''$ West a distance of 139.34 feet to a point;
2. thence South $70^{\circ}47'52''$ East a distance of 34.68 feet to a point;
3. thence North $82^{\circ}20'02''$ East a distance of 38.64 feet to a point;
4. thence North $61^{\circ}07'58''$ East a distance of 61.55 feet to a point;
5. thence North $89^{\circ}46'42''$ East a distance of 519.37 feet to a point;
6. thence South $84^{\circ}46'13''$ East a distance of 56.53 feet to a point;
7. thence South $62^{\circ}33'21''$ East a distance of 48.44 feet to a point;
8. thence North $61^{\circ}23'53''$ East a distance of 70.87 feet to a point;
9. thence South $72^{\circ}11'56''$ East a distance of 59.53 feet to a point in the east line of the west half of the southwest quarter of Section 35;

thence, with said quarter-quarter section line, the following 2 courses:

1. South $01^{\circ}21'01''$ West a distance of 588.75 feet to an iron pin set;
2. thence South $00^{\circ}03'47''$ East a distance of 859.70 feet to an iron pin set in the south line of Section 35;

thence, with the south line of Section 35, North $88^{\circ}41'34''$ West a distance of 862.29 feet to an iron pin set at the southwest corner of Section 35;

thence, with the west line of Section 35 and being the east line of Section 5, South $00^{\circ}00'04''$ West a distance of 447.48 feet to the **POINT OF BEGINNING**;

containing 168.917 acres, more or less, of which:

- 11.072 acres are in Section 5 P.N. 29-005012.0000;
- 129.281 acres are in Section 5 P.N. 29-005010.0000 and
- 28.564 acres are in Section 35 P.N. 29-012005.0000.

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. 622 (Mann 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 south line of the southeast quarter of Section 5 used as a grid bearing of North 88°09'51" West as calculated from a GPS Observation NAD 83 (2011) Ohio South Zone.

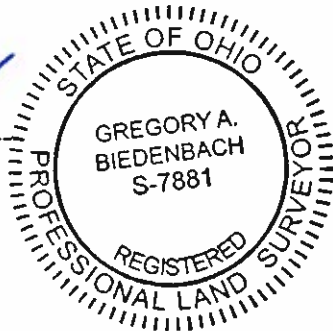
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 30, 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 30, 2026 Gregory A. Biedenbach

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



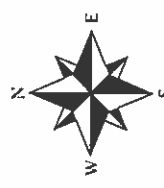
Cc: Survey File: GB-4722F

Survey Plat for Smithberger Realty John Christman Estate

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF WASHINGTON, BEING IN THE SOUTH HALF OF SECTION 5, RANGE 6 WEST, TOWNSHIP 4 NORTH AND PART BEING IN THE TOWNSHIP OF PERRY, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, RANGE 5 WEST, TOWNSHIP 3 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 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35 USED AS NORTH 88°09'51" 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.

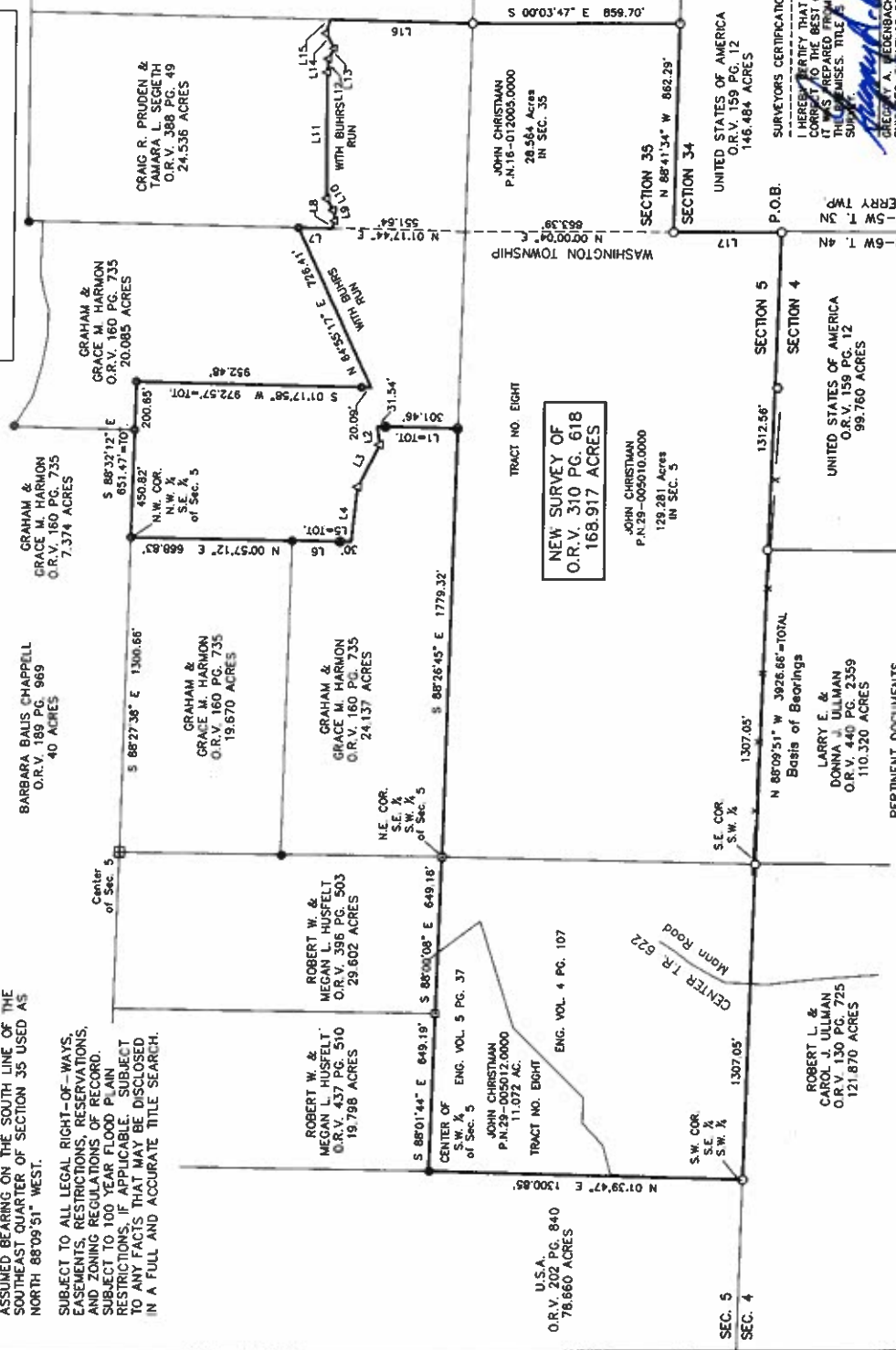
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC, PS 7881"
- △ = survey angle point
- = 24" beech with wire
- ⊙ = 3/4" I.P.F. "Hunnell 6889"
- ⊗ = 1/2" I.P.F. "Claus 6458"
- ⊕ = 3/4" I.P.F. "Biedenbach 7881"
- ⊞ = marked stone found



Scale : 1" = 300'

UNITED STATES OF AMERICA
O.R.V. 210 PG. 393
113.750 ACRES

LINE	BEARING	DISTANCE
L1	N 01°14'44" E	333.00'
L2	S 82°32'14" W	78.00'
L3	N 62°55'59" W	196.08'
L4	N 83°48'54" W	232.84'
L5	N 00°59'29" E	243.94'
L6	N 00°59'29" E	213.94'
L7	S 01°17'44" W	139.34'
L8	S 70°47'52" E	34.88'
L9	N 82°20'02" E	38.64'
L10	N 61°07'58" E	61.55'
L11	N 89°46'42" E	519.37'
L12	S 84°46'13" E	56.53'
L13	S 62°33'21" E	48.44'
L14	N 61°23'53" E	70.87'
L15	S 72°11'56" E	59.53'
L16	S 01°21'01" W	586.75'
L17	S 00°00'04" W	447.48'



**NEW SURVEY OF
O.R.V. 310 PG. 618
168.917 ACRES**

U.S.A.
O.R.V. 202 PG. 840
78.660 ACRES

SEC. 5
O.R.V. 159 PG. 12
146.484 ACRES

SEC. 4
O.R.V. 159 PG. 12
98.760 ACRES

SEC. 35
O.R.V. 159 PG. 12
146.484 ACRES

SEC. 34
O.R.V. 159 PG. 12
146.484 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 BIEDENBACH SURVEYING.
 - (6) SURVEY PLATS BY CHARLES HUNNELL
 - (7) ENGINEER VOLUME 3 PAGE 208
 - (8) ORIGINAL SEVEN RANGES NOTES.

STATE OF OHIO
REGISTERED LAND SURVEYOR
GREGORY BIEDENBACH
S-7881

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE BEST OF THE ORIGINAL SURVEYING RECORDS THAT I HAVE PREPARED AND THAT IT ACCURATELY REPRESENTS THE ORIGINAL SURVEYING RECORDS.

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 43093
740.472.1262 OFFICE
1.740.472.5299 FAX

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

Survey File No.: GB-4722F