

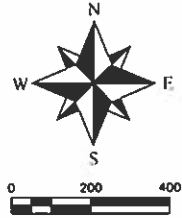
Survey Plat for Smithberger Realty

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF WAYNE, BEING IN THE SOUTHWEST QUARTER OF SECTION 15, RANGE 6 WEST, TOWNSHIP 5 NORTH OF "THE OLD SEVEN RANGES SURVEY".

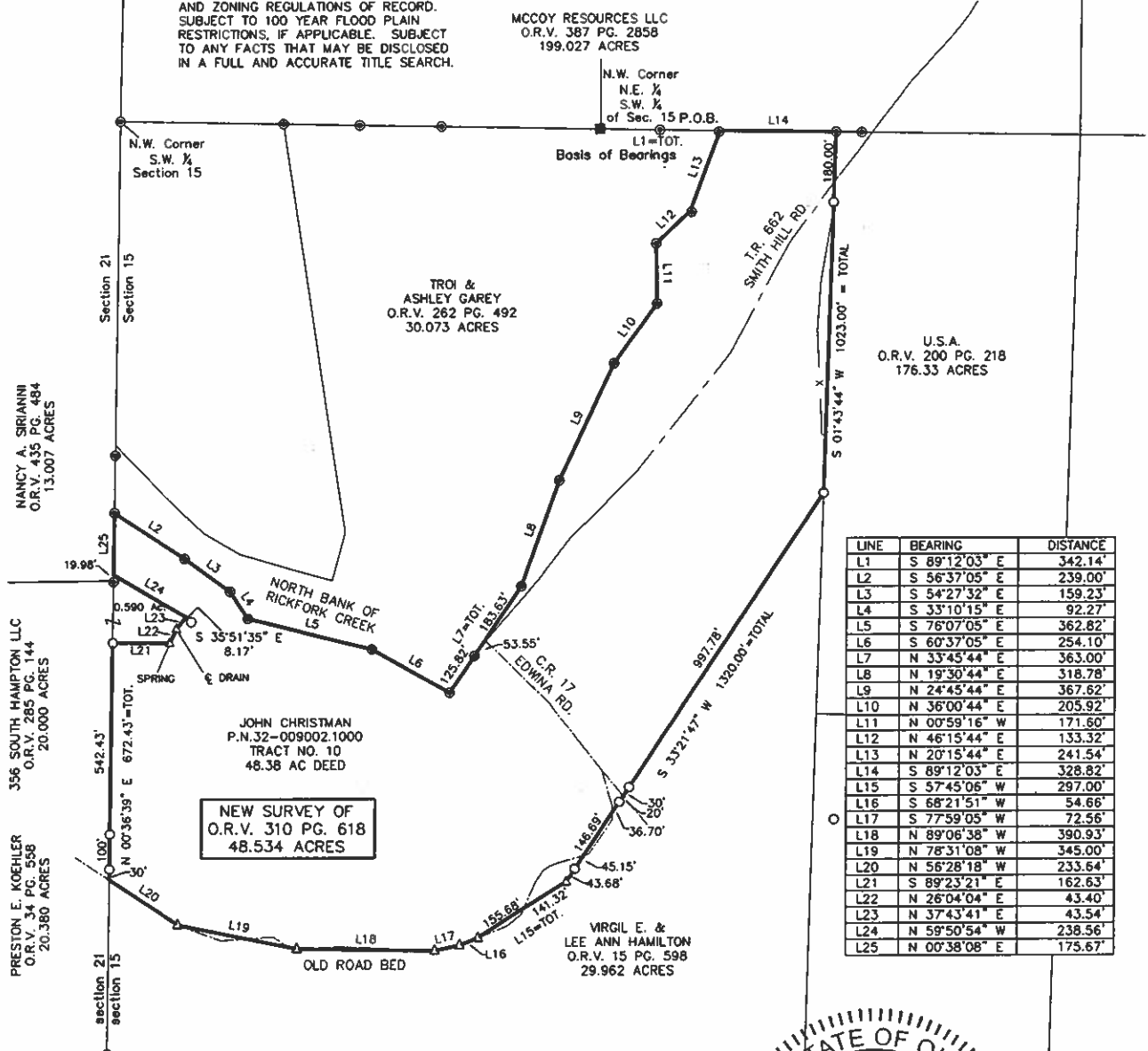
THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 USED AS SOUTH 89°12'03" EAST.

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
- ⊙ = 3/4" I.P.F. "Biedenbach 7881"
- = marked stone found
- = 3/4" I.P.F. "Hunnell 6889"
- X- = Existing Fence



Scale : 1" = 200'



LINE	BEARING	DISTANCE
L1	S 89°12'03" E	342.14'
L2	S 56°37'05" E	239.00'
L3	S 54°27'32" E	159.23'
L4	S 33°10'15" E	92.27'
L5	S 76°07'05" E	362.82'
L6	S 60°37'05" E	254.10'
L7	N 33°43'44" E	363.00'
L8	N 19°30'44" E	318.78'
L9	N 24°45'44" E	367.62'
L10	N 36°00'44" E	205.92'
L11	N 00°59'16" W	171.60'
L12	N 46°15'44" E	133.32'
L13	N 20°15'44" E	241.54'
L14	S 89°12'03" E	328.82'
L15	S 57°45'06" W	297.00'
L16	S 68°21'51" W	54.66'
L17	S 77°59'05" W	72.56'
L18	N 89°06'38" W	390.93'
L19	N 78°31'08" W	345.00'
L20	N 56°28'18" W	233.64'
L21	S 89°23'21" E	162.63'
L22	N 26°04'04" E	43.40'
L23	N 37°43'41" E	43.54'
L24	N 59°50'54" W	238.56'
L25	N 00°38'08" E	175.67'

SURVEYORS CERTIFICATION:

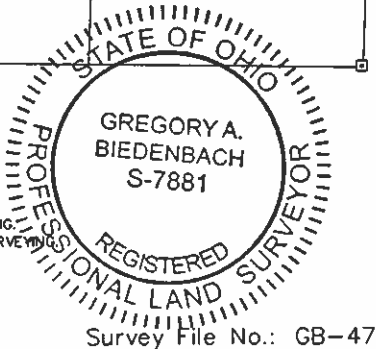
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach
 DATE: *March 26, 2008*
 GREGORY A. BIEDENBACH
 OHIO REG. SURVEYOR PS 7881
 BIEDENBACH SURVEYING, LLC.
 114 ADAMS AVENUE
 WOODFIELD, OHIO 43793
 1.740.472.1262 OFFICE
 1.740.472.5298 FAX

PERTINENT DOCUMENTS

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

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



Survey File No.: GB-4715F

Description of 48.534 Acres

The following described parcel is a new survey of the John Christman property as described in Tract No. 10 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 Wayne, being in the southwest quarter of Section 15, Range 6 West, Township 5 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Commencing for reference at a marked stone found at the northwest corner of the northeast quarter of the southwest quarter of Section 15 (Note: Reference bearing on the north line of the northeast quarter of the southwest quarter of Section 15 used as South 89°12'03" East.);

thence, with the north line of the northeast quarter of the southwest quarter, South 89°12'03" East a distance of 342.14 feet to an iron pin found capped "Biedenbach 7881" at the northeast corner of the Troi and Ashley Garey property as described in Official Records Volume 262, Page 492 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 quarter section line, South 89°12'03" East a distance of 328.82 feet to an iron pin set in the west line of the United States of America property as described in Deed Volume 200, Page 218 of the Monroe County Recorder's Office;

thence, with the west line of said United States of America property, South 01°43'44" West a distance of 1,023.00 feet to an iron pin set in the north line of the Virgil E. and Lee Ann Hamilton by Official Records Volume 15, Page 598 of the Monroe County Recorder's Office, passing through an iron pin set at a distance of 180.00 feet;

thence, with the common boundary with said Hamilton property, the following 7 courses:

1. South 33°21'47" West a distance of 1,320.00 feet to a point in the creek, passing through an iron pin set at a distance of plus 997.78 feet, passing over the center of County Road No. 17 at a distance of plus 1,027.78 feet and passing through two additional iron pins set at distances of plus 1,047.78 and plus 1,276.32 feet, respectively;
2. thence South 57°45'06" West a distance of 297.00 feet to a point in an old road bed;
3. thence South 68°21'51" West a distance of 54.66 feet to a point in an old road bed;
4. thence South 77°59'05" West a distance of 72.56 feet to a point in an old road bed;
5. thence North 89°06'38" West a distance of 390.93 feet to a point in an old road bed;
6. thence North 78°31'08" West a distance of 345.00 feet to a point in an old road bed;
7. thence North 56°28'18" West a distance of 233.64 feet to a point in an old road bed in the west line of Section 15;

thence, with the west line of Section 15, North 00°36'39" East a distance of 672.43 feet to an iron pin set at the southwest corner of a 0.50 acre tract as conveyed to 356 South Hampton LLC. property as described in Official Records Volume 285, Page 144 of the Monroe County Recorder's Office, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet;

thence, leaving the section line and with said 0.50 acre 356 South Hampton LLC. property, the following 4 courses:

1. South 89°23'21" East a distance of 162.63 feet to a point at a spring;
2. thence, down a small drain, North 26°04'04" East a distance of 43.40 feet to a point;
3. thence , down a small drain, North 37°43'41" East a distance of 43.54 feet to a point on a rock ledge, an iron pin set bears South 35°51'35" East a distance of 8.17 feet;
4. thence, along the rock ledge, North 59°50'54" West a distance of 238.56 feet to a point in the west line of Section 15, an iron pin found capped "Biedenbach 7881" at the northwest corner of the southwest quarter of the southwest quarter of Section 15 bears South 00°36'39" West a distance of 19.98 feet;

thence, with the west line of Section 15, North 00°38'08" East a distance of 175.67 feet to an iron pin found capped "Biedenbach 7881" on the north bank of Richfork Creek and being the south line of the aforementioned Garey property;

thence, with the south line of said Garey property and along the north bank of Richfork Creek, the following 5 courses:

1. South 56°37'05" East a distance of 239.00 feet to an iron pin found capped "Biedenbach 7881";
2. thence South 54°27'32" East a distance of 159.23 feet to an iron pin found capped "Biedenbach 7881";
3. thence South 33°10'15" East a distance of 92.27 feet to an iron pin found capped "Biedenbach 7881";
4. thence South 76°07'05" East a distance of 362.82 feet to an iron pin found capped "Biedenbach 7881";
5. thence South 60°37'05" East a distance of 254.10 feet to an iron pin found capped "Biedenbach 7881";

thence, continuing with the east line of said Garey property, the following 7 courses:

1. North 33°45'44" East a distance of 363.00 feet to an iron pin found capped "Biedenbach 7881", passing through an iron pin found capped "Biedenbach 7881" at a distance of 125.82 feet;
2. thence North 19°30'44" East a distance of 318.78 feet to an iron pin found capped "Biedenbach 7881";
3. thence North 24°45'44" East a distance of 367.62 feet to an iron pin found capped "Biedenbach 7881";
4. thence North 36°00'44" East a distance of 205.92 feet to an iron pin found capped "Biedenbach 7881";

5. thence North 00°59'16" West a distance of 171.60 feet to an iron pin found capped "Biedenbach 7881";
6. thence North 46°15'44" East a distance of 133.32 feet to an iron pin found capped "Biedenbach 7881";
7. thence North 20°15'44" East a distance of 241.54 feet to the **POINT OF BEGINNING**;

containing 48.534 acres, more or less, out of Parcel No. 32-009002.1000.

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

Subject to the right-of-way of County Road No. 17 (Edwina Road).

Subject to the right-of-way of Township Road No. 662 (Smith Hill Road).

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 north line of the northeast quarter of the southwest quarter of Section 15 used as South 89°12'03" East.

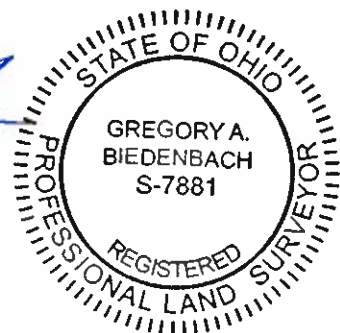
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 26, 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 26, 2026 Gregory A. Biedenbach

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



Cc: Survey File: GB-4715F