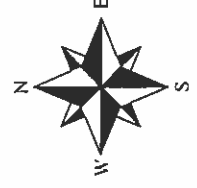


1:310.057



Scale : 1" = 200'

# Survey Plat for Smithberger Realty John Christman Estate

SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, TOWNSHIP OF SUMMIT, BEING IN THE NORTHWEST QUARTER OF SECTION 19, RANGE 6 WEST, TOWNSHIP 6 NORTH OF "THE OLD SEVEN RANGES SURVEY".

PINE TREE PARTNERS LLC  
O.R.V. 293 PG. 178  
1.440 ACRES

PINE TREE PARTNERS LLC  
O.R.V. 293 PG. 178  
73.117 ACRES

JEFFEREY A. PACZEWSKI  
O.R.V. 219 PG. 117  
80 ACRES

PINE LAKE PARTNERS LLC  
O.R.V. 404 PG. 2807  
40.808 ACRES

JOHN CHRISTMAN  
TRACT NO. TWO  
O.R.V. 310 PG. 618  
90 ACRES (DEED)  
22-008003-0000

CHARLES L. BROOKS  
O.R.V. 96 PG. 194  
50 ACRES

LEO J. &  
NANCY L. SEILER OR SURV.  
O.R.V. 161 PG. 739  
200 ACRES

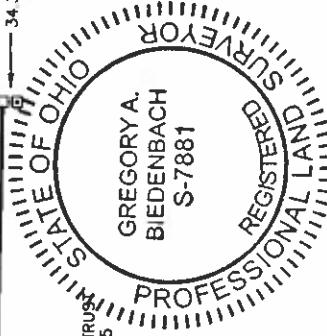
PINE LAKE PARTNERS LLC  
O.R.V. 404 PG. 2807  
40.540 ACRES

THE BLAIR IRREVOCABLE FAMILY  
PRESERVATION TRUST  
O.R.V. 440 PG. 2902  
21.380 ACRES

GREGORY A. BIEDENBACH  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

JEFF &  
RANIA CHRISTMAN  
O.R.V. 385 PG. 2340  
16.097 ACRES

THE FCJ & ELC LIVING TRUST  
O.R.V. 326 PG. 625  
152.475 ACRES



- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
  - (2) COUNTY TAX MAPS.
  - (3) U.S.G.S. QUAD. MAP LEWISVILLE.
  - (4) SURVEY PLATS BY CLAUDS SURVEYING.
  - (5) SURVEY PLATS BY BIEDENBACH SURVEYING.
  - (6) SURVEY PLATS BY HUNNELL SURVEYING.

**NEW SURVEY OF TRACT NO. TWO O.R.V. 310 PG. 618 92.822 ACRES**

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ⊙ = 1/2" I.P.F. "Clous 6456"
- ⊞ = marked stone found
- ⊠ = unmarked stone found
- ⊚ = 1" iron pipe
- ⊞ = 1/2" I.P.F. "Biedenbach 7881"

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 USED AS NORTH 0118'29" 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.

DATE: 3/16/2024

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

Survey File No.: GB-4701F

## Description of 92.822 Acres

The following described parcel is a new survey of John Christman property as described in Tract No. Two 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 Summit, being in the northwest quarter of Section 19, Range 6 West, Township 6 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

**BEGINNING** at an iron pin found capped "Claus 6456" at the northwest corner of Section 19 (Note: Reference bearing on the west line of the northwest quarter of the northwest quarter of Section 19 used as North 01°18'29" East.);

thence, from said Point of Beginning and with the north line of Section 19, the following 2 courses:

1. South 89°33'17" East a distance of 1,346.05 feet to a marked stone found at the northwest corner of the northeast quarter of the northwest quarter;
2. thence South 89°12'37" East a distance of 1,322.97 feet to an iron pin found capped "Claus 6456" at the northeast corner of the northwest quarter, passing 0.15 feet south of an iron pin found capped "Claus 6456" at a distance of plus 933.47 feet, passing over the intersection of Township Road No. 55 and Township Road No. 1533 at a distance of plus 966.96 feet and passing 0.18 feet south of an iron pin found capped "Claus 6456" at a distance of plus 1,003.36 feet, respectively;

thence, with the east line of the northwest quarter, South 00°48'24" West a distance of 1,349.38 feet to a marked stone found at the southeast corner of the northeast quarter of the northwest quarter, passing through an iron pin set at a distance of plus 412.34 feet, passing over the center of Township Road No. 55 at a distance of plus 472.34 feet and passing through an additional iron pin set at a distance of plus 492.25 feet, respectively;

thence, continuing with the east line of the northwest quarter, South 01°06'25" West a distance of 338.87 feet to an unmarked stone found at the northeast corner of the FCJ and ELC Living Trust property as described in Official Records Volume 326, Page 625 of the Monroe County Recorder's Office;

thence, with the north line of said FCJ and ELC Living Trust property, North 89°03'25" West a distance of 1,344.65 feet to a marked stone found in the west line of the southeast quarter of the northwest quarter;

thence, with the west line of the southeast quarter of the northwest quarter, North 01°02'57" East a distance of 350.26 feet to a 1" iron pipe found at the center of the northwest quarter;

thence, with the south line of northwest quarter of the northwest quarter, North 89°36'08" West a distance of 1,335.77 feet to an iron pin found capped "Claus 6456" at the southwest corner of the northwest quarter of the northwest quarter of Section 19;

thence, with the west line of Section 19, North 01°18'29" East a distance of 1,335.50 feet to the **POINT OF BEGINNING**;

containing 92.822 acres, more or less, being all of Parcel No. 22-008003-0000.

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. 55.

Subject to the right-of-way of Township Road No. 1533.

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 northwest quarter of the northwest quarter of Section 19 used as North 01°18'29" East.

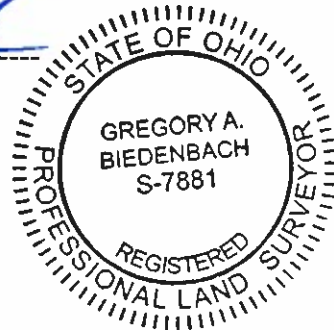
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 14, 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 14, 2026 Gregory A. Biedenbach*

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



Cc: Survey File: GB-4701F