

## Description of 75.617 Acres

The following described parcel is a new survey of a 2.90 acres tract, a 10.44 acres tract, a 40.06 acres tract and a 15 acres tract as conveyed to John Christman by Tract Seven Tract II 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 Malaga, part being in the north half of Section 28, and part being in the southeast quarter of Section 29, Range 6 West, Township 6 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

**BEGINNING** at a 1/2" iron pin found uncapped at the northeast corner of Section 28 (Note: Reference bearing on the east line of the northeast quarter of the northeast quarter of Section 28 used as South 00°54'02" West.)

thence, from said Point of Beginning and with the east line of the northeast quarter of the northeast quarter of Section 28 and with the west line of the Tammy R. Perkins Trust property as described in Official Records Volume 425, Page 880 of the Monroe County Recorder's Office, South 00°54'02" West at a distance of 1,340.06 feet to an iron pin found capped "Hunnell 6889" at the southeast corner of the northeast quarter of the northeast quarter of Section 28;

thence, with the south line of the northeast quarter of the northeast quarter and being the north line of the Roy F. Shilts property as described in Official Records Volume 365, Page 231 of the Monroe County Recorder's Office, North 88°26'14" West at a distance of 1,342.06 feet to a marked stone found at the center of the northeast quarter of Section 28;

thence, with the south line of the northwest quarter of the northeast quarter and being the north line of the Scott Stephens property as described in Official Records Volume 390, Page 809, North 89°24'24" West at a distance of 1,127.89 feet to a point in the center of County Road No. 2 "Miltonsburg Calais Road.", passing through an iron pin set at a distance of plus 1,087.89 feet;

thence, in the pavement of County Road No. 2, the following 21 courses:

1. North 35°47'57" East a distance of 200.33 feet to a point;
2. thence North 43°15'16" East a distance of 425.00 feet to a point;
3. thence North 70°15'16" East a distance of 250.00 feet to a point;
4. thence North 39°15'16" East a distance of 143.00 feet to a point;
5. thence North 07°14'44" West a distance of 500.00 feet to a point;
6. thence North 10°14'44" West a distance of 164.57 feet to a point;
7. thence North 10°14'44" West a distance of 60.43 feet to a point;
8. thence North 22°15'16" East a distance of 285.00 feet to a point;
9. thence North 46°45'16" East a distance of 200.00 feet to a point;
10. thence North 65°17'53" East a distance of 10.74 feet to a point;
11. thence North 61°24'37" East a distance of 40.70 feet to a point;
12. thence North 71°35'44" East a distance of 8.39 feet to a point;

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13. thence North 73°04'01" East a distance of 54.60 feet to a point;
14. thence North 82°01'23" East a distance of 116.08 feet to a point;
15. thence North 87°33'06" East a distance of 67.31 feet to a point;
16. thence North 87°33'06" East a distance of 36.42 feet to a point;
17. thence South 88°41'40" East a distance of 69.53 feet to a point;
18. thence South 84°12'28" East a distance of 185.00 feet to a point;
19. thence South 84°28'44" East a distance of 339.50 feet to a point;
20. thence South 83°27'13" East a distance of 147.38 feet to a point;
21. thence South 76°56'06" East a distance of 87.03 feet to a point;

thence, leaving County Road No. 2 and with the west line of Landon and Jessica Ward property as described in Official Records Volume 400, Page 128 of the Monroe County Recorder's Office, South 00°58'20" West at a distance of 459.53 feet to an iron pin found uncapped in the south line of Section 29, passing through an iron pin found uncapped at a distance of plus 30.00 feet and passing through an iron pin found capped "Claus 6456" at a distance of plus 130.00 feet respectively;

thence, with the south line of Section 29 and being the north line of Section 28 and continuing with said Ward property, South 89°01'01" East at a distance of 466.62 feet to **THE POINT OF BEGINNING** for this description;

containing 75.617 acres, more or less, of which:

60.499 acres are in Section 28 all of P.N. 12-005012.0000 and

15.118 acres are in Section 29 all of P.N. 12-006012.0000.

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. 2 "Miltonsburg Calais 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 Section 28 used as an assumed bearing of South 00°54'02" West.

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

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The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 3, 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 3, 2026 Gregory A. Biedenbach*

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

Cc: Survey File: GB-4693F



