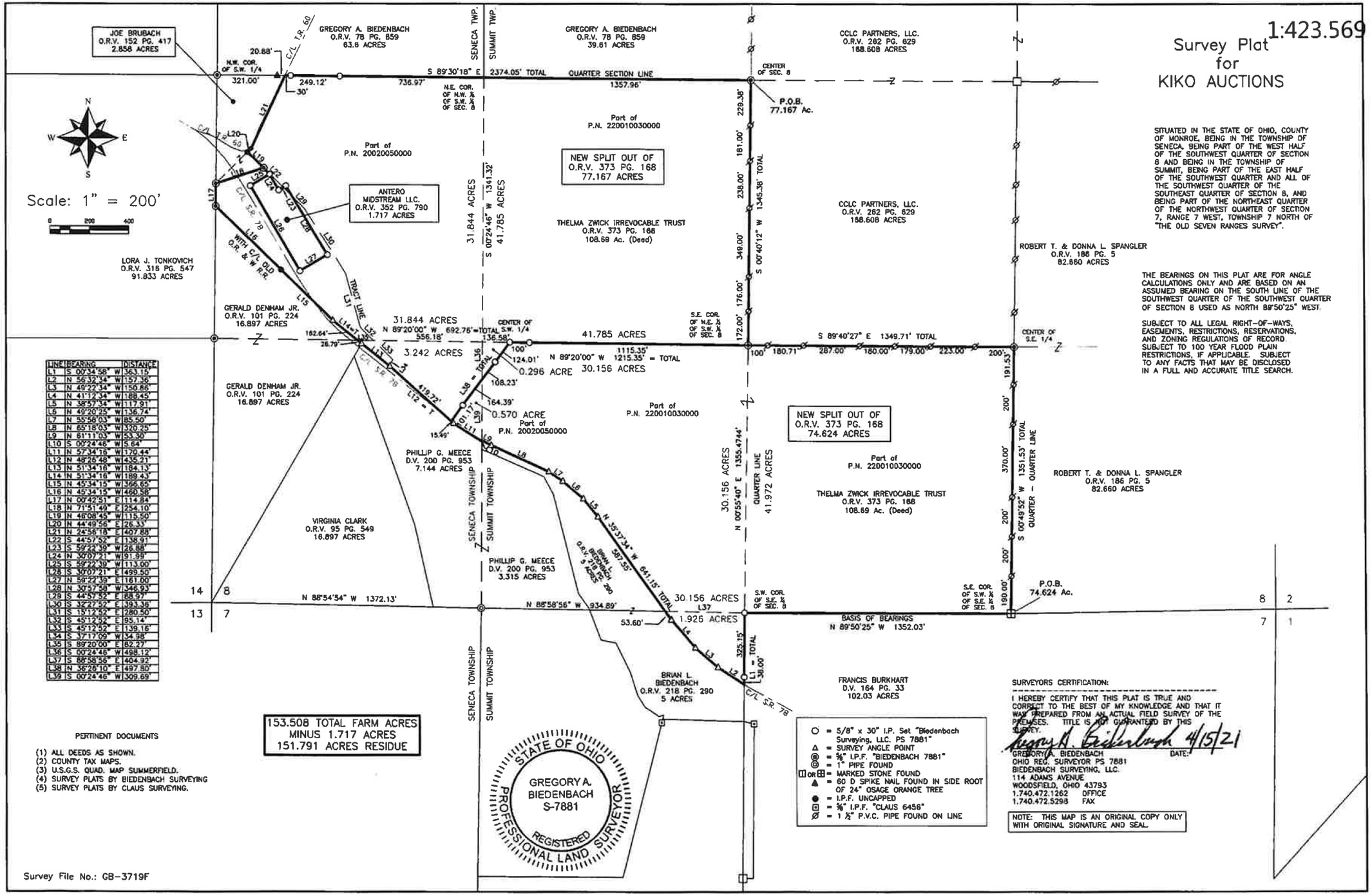
1:423.569

Survey Plat for KIKO AUCTIONS



SITUATED IN THE STATE OF OHIO, COUNTY OF MONROE, BEING IN THE TOWNSHIP OF SENECA, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8 AND BEING IN THE TOWNSHIP OF SUMMIT, BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, AND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, RANGE 7 WEST, TOWNSHIP 7 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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8 USED AS NORTH 89°50'25" 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 00°34'58" W	363.15'
L2	N 56°32'34" W	157.36'
L3	N 49°22'34" W	150.86'
L4	N 41°12'34" W	188.45'
L5	N 38°57'34" W	117.91'
L6	N 49°20'25" W	136.74'
L7	N 55°58'03" W	85.50'
L8	N 65°18'03" W	320.25'
L9	N 61°11'03" W	53.30'
L10	S 00°24'46" W	5.64'
L11	N 57°34'16" W	170.44'
L12	N 48°26'48" W	435.21'
L13	N 51°34'16" W	184.13'
L14	N 51°34'16" W	189.43'
L15	N 45°34'15" W	366.65'
L16	N 45°34'15" W	460.58'
L17	N 00°42'51" E	114.84'
L18	N 71°51'49" E	254.10'
L19	N 46°08'45" W	115.50'
L20	N 44°49'56" E	26.33'
L21	N 24°58'18" E	407.88'
L22	S 44°57'52" E	138.91'
L23	S 59°22'39" W	26.88'
L24	N 30°07'21" W	91.99'
L25	S 59°22'39" W	113.00'
L26	S 30°07'21" E	499.50'
L27	N 59°22'39" E	161.00'
L28	N 30°57'58" W	346.93'
L29	S 44°57'52" E	88.97'
L30	S 32°27'52" E	393.36'
L31	S 15°12'52" E	280.50'
L32	S 45°12'52" E	95.14'
L33	S 45°12'52" E	139.16'
L34	S 37°17'09" W	34.98'
L35	S 89°20'00" E	82.27'
L36	S 00°24'46" W	498.12'
L37	S 88°58'56" E	404.92'
L38	N 36°26'10" E	497.80'
L39	S 00°24'46" W	309.69'

153.508 TOTAL FARM ACRES
MINUS 1.717 ACRES
151.791 ACRES RESIDUE

PERTINENT DOCUMENTS

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

STATE OF OHIO
GREGORY A. BIEDENBACH
S-7881
REGISTERED
PROFESSIONAL LAND SURVEYOR

- ○ = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = SURVEY ANGLE POINT
- ◎ = ⅝" I.P.F. "BIEDENBACH 7881"
- ⊙ = 1" PIPE FOUND
- ⊞ OR ⊟ = MARKED STONE FOUND
- ▲ = 60 D SPIKE NAIL FOUND IN SIDE ROOT OF 24" OSAGE ORANGE TREE
- ● = I.P.F. UNCAPPED
- ⊡ = ⅝" I.P.F. "CLAUS 6456"
- Ø = 1 ½" P.V.C. PIPE FOUND ON LINE

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 4/15/21
DATE:

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

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

Survey File No.: GB-3719F