

## Description of 0.090 Acre

The following described parcel is part of Tract 17 and 18 as conveyed to Tusco Forestry, LLC by Official Records Volume 515, Page 710 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the northeast part of the southeast quarter of Section 23, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of the southeast quarter of Section 23 (Note: Reference bearing on the east line of the southeast quarter of Section 23 used as North 02°24'08" East.);

thence, with the north line of the southeast quarter, the following two courses:

1. North 87°38'24" West a distance of 1,167.67 feet to a 5/8" iron pin found uncapped at the southwest corner of a 5.00 acres tract as conveyed to Ronald L. Smith by Volume 291, Page 811 of the Athens County Recorder's Office;
2. thence North 87°23'25" West a distance of 80.67 feet to a point at the southeast corner of the Carthage Cemetery Association property, being **THE TRUE POINT OF BEGINNING** for this description, an iron pin found capped "Newman 8043" bears North 25°00'38" East a distance of 0.28 feet;

thence, from said Point of Beginning with an existing fence line of occupation by said cemetery association, South 80°38'44" West a distance of 192.41 feet to a point in or near the center of pavement of Township Road No. 570, passing through an iron pin found capped "Newman 8043" at a distance of plus 154.33 feet;

thence, in or near the center of pavement of Township Road No. 570, North 08°51'12" West a distance of 40.70 feet to a mag nail set in the north line of the southeast quarter;

thence, with said quarter section line, South 87°23'25" East a distance of 196.32 feet to the **POINT OF BEGINNING**;

containing 0.090 acre, more or less, being part of the residue of Parcel No. F010010022600.

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. 570.

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".

Page 2 of 2  
Description of 0.090 Acre

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 23 used as an assumed bearing of North 02°24'08" 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 19, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 515, Page 710.

*March 19, 2018 Gregory A. Biedenbach*

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



Cc: Survey File: GB-2953F

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Pranab Ghosh* 055  
DATE: 4/16/18

## Survey Plat for TUSCO FORESTRY

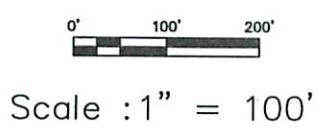
SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CARTHAGE, BEING IN THE SOUTHEAST QUARTER OF SECTION 23, RANGE 12 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 USED AS SOUTH 02°24'08" WEST.

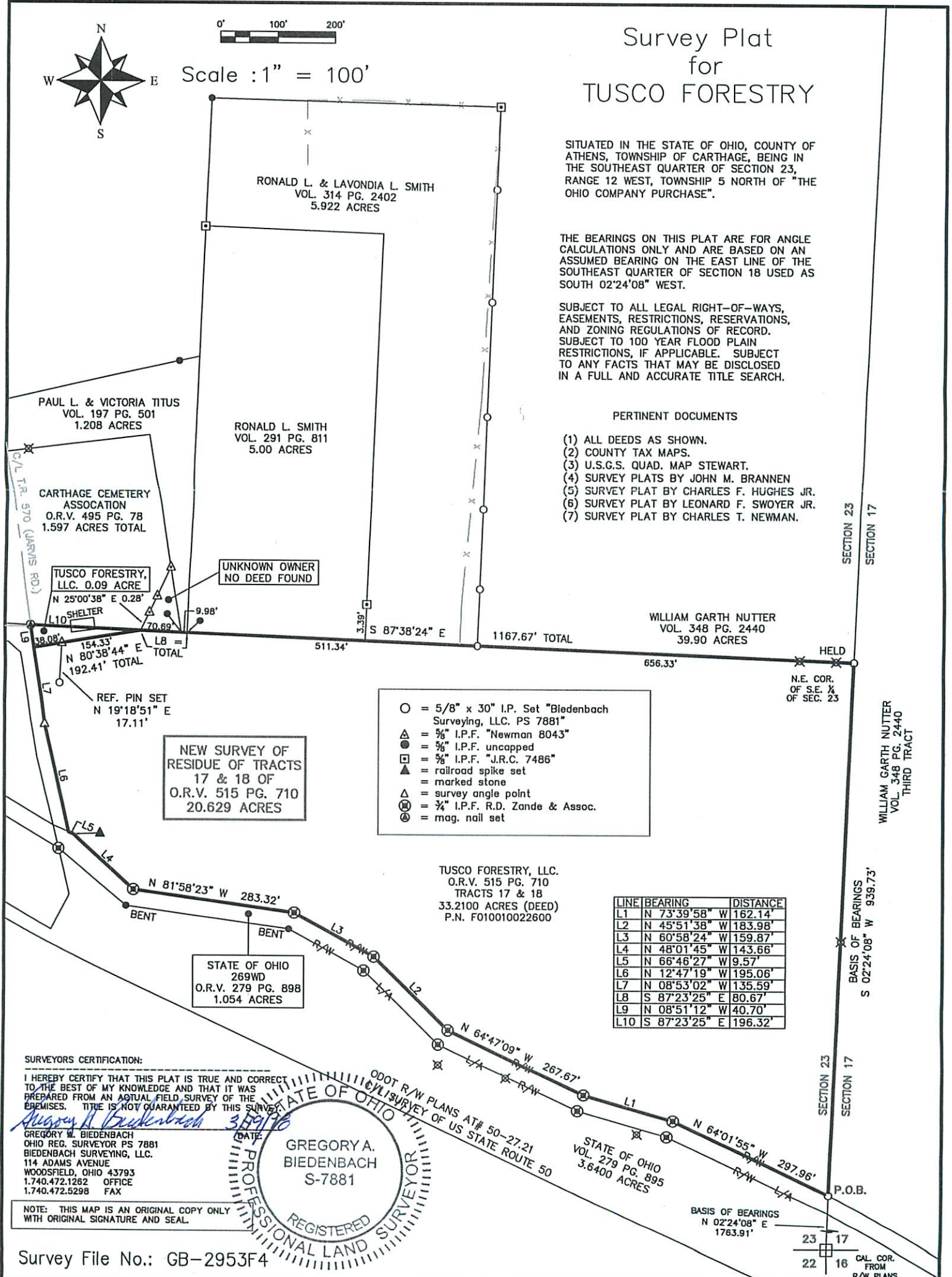
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP STEWART.
- (4) SURVEY PLATS BY JOHN M. BRANNEN
- (5) SURVEY PLAT BY CHARLES F. HUGHES JR.
- (6) SURVEY PLAT BY LEONARD F. SWOYER JR.
- (7) SURVEY PLAT BY CHARLES T. NEWMAN.



Scale : 1" = 100'



LINE	BEARING	DISTANCE
L1	N 73°39'58" W	162.14'
L2	N 45°51'38" W	183.98'
L3	N 60°58'24" W	159.87'
L4	N 48°01'45" W	143.66'
L5	N 66°46'27" W	9.57'
L6	N 12°47'19" W	195.06'
L7	N 08°53'02" W	135.59'
L8	S 87°23'25" E	80.67'
L9	N 08°51'12" W	40.70'
L10	S 87°23'25" E	196.32'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ▲ = 3/8" I.P.F. "Newman 8043"
- = 3/8" I.P.F. uncapped
- = 5/8" I.P.F. "J.R.C. 7486"
- ▲ = railroad spike set
- = marked stone
- △ = survey angle point
- ⊙ = 3/4" I.P.F. R.D. Zande & Assoc.
- ⊙ = mag. nail set

NEW SURVEY OF RESIDUE OF TRACTS 17 & 18 OF O.R.V. 515 PG. 710 20.629 ACRES

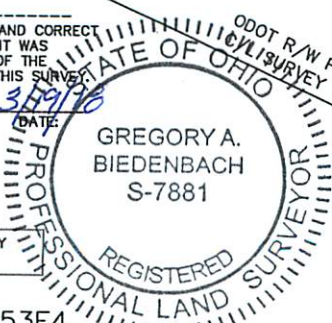
TUSCO FORESTRY, LLC.  
O.R.V. 515 PG. 710  
TRACTS 17 & 18  
33.2100 ACRES (DEED)  
P.N. F010010022600

STATE OF OHIO  
269WD  
O.R.V. 279 PG. 898  
1.054 ACRES

### 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* 3/29/18  
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-2953F4

SECTION 23  
SECTION 17

WILLIAM GARTH NUTTER  
VOL. 348 PG. 2440  
THIRD TRACT

BASIS OF BEARINGS  
S 02°24'08" W 939.73'

SECTION 23  
SECTION 17

P.O.B.

BASIS OF BEARINGS  
N 02°24'08" E  
1763.91'

23 17  
22 16  
CAL. COR. FROM R/W PLANS