

AUG 08 2016

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bramble Williamson
DATE: 8/15/16

Jill Thompson
Athens County Auditor **Description of 7.402 Acres**

Being a new survey of a 6 acres tract as conveyed to William H. Richardson and Paul I. Richardson by Parcel Two of Official Records Volume 440, Page 1590 of the Athens County Recorder's Office and being bounded and described as follows:

Situated in the State of Ohio, County of Athens, Township of Troy, being part in Fraction 36 in Section 15 and part in Fraction 36 in Section 21, Range 11 West, Township 5 North, of the "Ohio Company's Purchase" and being more particularly bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of Fraction 31, being in the east line of Section 21 (Note: Reference bearing on the east line of Section 21 used as North 03°11'12" East);

thence, from said Point of Beginning and running with said section line, North 03°11'12" East a distance of 4,304.28 feet to a point in the centerline of a run, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and running with the centerline of said run, the following four courses:

1. South 63°42'56" West a distance of 39.45 feet to a point;
2. thence South 39°19'35" West a distance of 54.48 feet to a point;
3. thence South 24°17'30" West a distance of 54.64 feet to a point;
4. thence South 47°02'39" West a distance of 181.75 feet to a point in or near the centerline of the Hocking River;

thence, in or near the centerline of the Hocking River, the following five courses:

1. North 32°19'16" West a distance of 41.86 feet to a point;
2. thence North 03°56'07" West a distance of 279.80 feet to a point;
3. thence North 05°34'00" East a distance of 194.67 feet to a point;
4. thence North 02°44'43" West a distance of 426.58 feet to a point;
5. thence North 18°06'00" West a distance of 123.06 feet to a point in the north line of Fraction 36;

thence, with the north line of Fraction 36, South 88°34'14" East a distance of 170.34 feet to a point in the centerline of County Road No. 172 (Cincinnati Ridge Road aka old State Route No. 144), passing over the east bank of the Hocking River at a distance of plus 100.80 feet and passing through an iron pin set at a distance of plus 135.34 feet;

thence, with the centerline of County Road No. 172, the following eight courses:

1. South 29°36'07" East a distance of 47.99 feet to a point;
2. thence South 31°05'42" East a distance of 97.78 feet to a point;
3. thence South 32°38'57" East a distance of 92.82 feet to a point;

4. thence South 34°13'07" East a distance of 104.01 feet to a point;
5. thence South 35°16'55" East a distance of 92.97 feet to a point;
6. thence South 35°35'07" East a distance of 90.32 feet to a point;
7. thence South 35°14'24" East a distance of 98.23 feet to a point;
8. thence South 35°13'41" East a distance of 173.61 feet to a magnetic nail set over a culvert in the centerline intersection with the aforementioned run;

thence, leaving the road with said run, South 63°42'56" West a distance of 345.06 feet to the Point of Beginning;

Containing 7.402 acres, more or less, of which:
1.889 acres are from Fraction 36 in Section 15 and
5.513 acres are from Fraction 36 in Section 21.

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

Subject to the right-of-way of County Road No. 172 (Cincinnati Ridge Road aka old State Route No. 144).

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 – 8534".

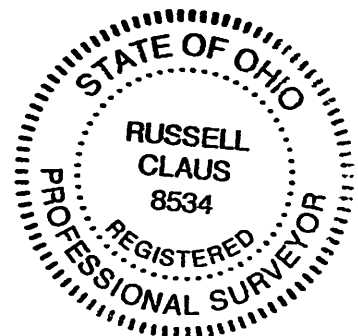
The bearings in this description are for angle calculations only and are based on the east line of Section 21 used as an assumed bearing of North 03°11'12" East.

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

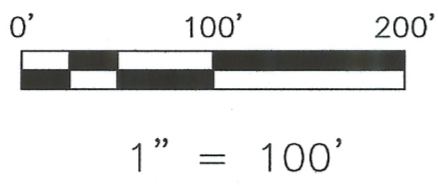
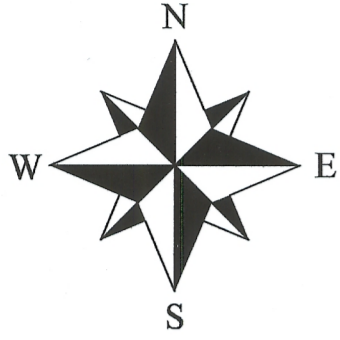
The above description was prepared by Russell Claus, Registered Surveyor No. 8534, based on an actual field survey of August 5, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 440, Page 1590.

Surveyor: Russell Claus
Date: 8/5/2016
Survey File: GB-2569



- = Iron Pin Found (Size Noted)
- ⊞ = Marked Stone Found
- = 5/8" I.P. Set "Biedenbach 7881 - Claus 8543"
- ▲ = Magnetic Nail Set



Survey Plat for Tusco Forestry

O.R.V. 288,
Pg. 978

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART IN FRACTION 36 IN SECTION 21 AND PART IN FRACTION 36 IN SECTION 15, RANGE 11 WEST, TOWNSHIP 5 NORTH, OF "THE OHIO COMPANY'S PURCHASE".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "CUTLER"
- (4) SURVEY PLATS BY LEONARD SWOYER, JR.
- (5) SURVEY PLAT BY CHET WATERMAN
- (6) SURVEY PLAT BY JOHN BRANNER
- (7) SURVEY PLAT BY DENNIS P. HAGAN
- (8) STATE ROUTE 144 R/W PLANS
(ODOT Plans ATH-144-2.65)
Phase 1 Sheets 68 and 73 of 73
Phase 2 Sheets 8P and 9P of 15

Carl and Alma Road
O.R.V. 294, Pg. 41

297' Deed Held
(O.R.V. 288, Pg. 978)

Fraction 18
Frac. 30
S 88°34'14" E 687.79'
Fraction 36

Carl and Alma Road
O.R.V. 294, Pg. 41

Fraction 18
181.59'
Fraction 36

Richard C. Werry, et al.
30.49 Acres
O.R.V. 331, Pg. 2616

LINE	BEARING	DISTANCE
L1	S 63°42'56" W	39.45'
L2	S 39°19'35" W	54.48'
L3	S 24°17'30" W	54.64'
L4	S 47°02'39" W	181.75'
L5	N 32°19'16" W	41.86'
L6	N 05°34'00" E	194.67'
L7	N 18°06'00" W	123.06'
L8	S 88°34'14" E	170.34'
L9	S 31°05'42" E	97.78'
L10	S 32°38'57" E	92.82'
L11	S 34°13'07" E	104.01'
L12	S 35°16'55" E	92.97'
L13	S 35°35'07" E	90.32'
L14	S 35°14'24" E	98.23'
L15	S 35°13'41" E	173.61'
L16	S 29°36'07" E	47.99'

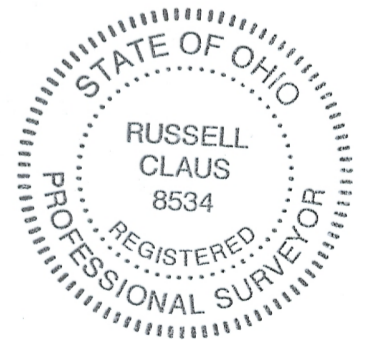
7.402 Acres

New Survey of:
William H. Richardson
and Paul I. Richardson
Parcel Two
6 Acres Deed
O.R.V. 440, Pg. 1590

Carl and Alma Road
O.R.V. 294, Pg. 41

Susan L. Mitchell
8 Acres
O.R.V. 485, Pg. 2287

State of Ohio
14.70 Acres
O.R.V. 24, Pg. 751



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Russell W. Claus*
DATE: *8/13/16*

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE EAST LINE OF SECTION 21 USED AS NORTH 03°11'12" 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.

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.

Russell Claus 8/15/2016
RUSSELL W CLAUS
REG. SURVEYOR 8534
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 ORIGINAL STAMP.

Survey File No.: GB-2569