

APPROVED

All transfers are subject to
Athens County Conveyance Standards

JUL 10 2018

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara J. Fullerton
DATE: 7/9/18

Jill Thompson
Athens County Auditor

Description of 11.291 Acres

The following described parcel is a new split out of a 74.74 acres tract as conveyed to Tusco Forestry, LLC. by the Second Tract of (Auditors P.N. L01-00100817-00) 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 Troy, being part of Fraction 24 in the northwest quarter of Section 27, Range 11 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin set at the southwest corner of Section 28 (Note: Reference bearing on the south line of Section 28 used as South 87°39'35" East.);

thence, with the south line of Section 28 and being the north line of Section 27, South 87°39'35" East a distance of 1,929.99 feet to a point;

thence South 27°04'05" East a distance of 197.98 feet to a 5/8" iron pin set;

thence South 39°45'17" West a distance of 205.56 feet to a point in the center of pavement of County Road No. 56, being **THE TRUE POINT OF BEGINNING** for this description, passing through a 5/8" iron pin set at a distance of plus 175.56 feet;

thence, from said Point of Beginning and with the center of pavement of County Road No. 56, South 54°38'42" East a distance of 294.82 feet to a point;

thence, leaving the road, South 41°52'58" West a distance of 908.68 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence North 53°03'22" West a distance of 564.43 feet to a 5/8" iron pin set;

thence North 45°32'01" East a distance of 376.48 feet to a 5/8" iron pin set;

thence North 40°48'45" East a distance of 516.71 feet to a point in the center of pavement of County Road No. 56, passing through a 5/8" iron pin set at a distance of plus 486.71 feet;

thence, with the center of pavement of County Road No. 56, South 55°08'26" East a distance of 257.02 feet to the **POINT OF BEGINNING**;

containing 11.291 acres, more or less, out of Parcel No. L01-00100817-00 (Fraction 24 Section 27).

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. 56 (Brimstone 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 south line of Section 28 used as an assumed bearing of South 87°39'35" 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 June 23, 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.

June 23, 2018 Gregory A. Biedenbach

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



Cc: Survey File: GB-2948F

Survey Plat for TUSCO FORESTRY, LLC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF FRACTION 24 AND FRACTION 34 IN SECTION 28, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE NORTHEAST QUARTER OF SECTION 33, AND PART OF FRACTION 24 IN THE NORTH HALF OF SECTION 27, RANGE 11 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 SOUTH LINE OF THE OF SECTION 28 USED AS SOUTH 87°39'35" 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.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP COOLVILLE.
- (4) SURVEY PLATS BY BALTIMORE-OHIO RAILROAD.
- (5) SURVEY PLATS BY WALTER PEEN STEWART.
- (6) SURVEY PLATS BY GREGORY WRIGHT.
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING.

NOTE: AREA TAKEN IN BY 2.91 ACRE SPLIT

ROCKY L. ALLENDER
O.R.V. 200 PG. 711
103.240 ACRES TOTAL
PARCEL NO. L01-00100935-00
18.50 ACRES (DEED TRACT)

ROCKY L. ALLENDER
O.R.V. 333 PG. 1651
12.00 ACRES
PARCEL NO. L01-00100828-00

ROCKY L. ALLENDER
O.R.V. 200 PG. 711
103.240 ACRES TOTAL
PARCEL NO. L01-00100935-00
18.50 ACRES (DEED TRACT)

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 6 & 7
69.32 ACRES
PARCEL NO. L01-00100936-00
(54.180 ACRES)

J.B. HAYES
O.R.V. 191 PG. 290
106.180 ACRES
PARCEL NO. L01-00100938-00

J.B. HAYES
O.R.V. 191 PG. 290
106.180 ACRES
PARCEL NO. L01-00100938-00

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 12
100 ACRES
PARCEL NO. L01-00100819-00

ROGER L. BARNHOUSE
O.R.V. 179 PG. 362
16.310 ACRES
PARCEL NO. L01-00100937-00

MICHAEL A. & REBECCA A. PUTMAN
O.R.V. #43 PG. 2673
6.88 ACRES
PARCEL NO. L01-00100937-01

DORSEY BURKHAMMER
O.R.V. 333 PG. 1651
12.00 ACRES
PARCEL NO. L01-00100828-00

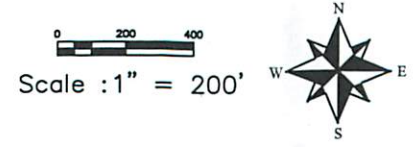
NEW SPLIT FROM
O.R.V. 515 PG. 710
TRACT 5 & TRACT 6 & 7
93.862 ACRES TOTAL

LINE	BEARING	DISTANCE
L1	IN 32°33'48"	E 519.64'
L2	S 56°02'14"	E 219.33'
L4	S 55°33'33"	E 337.06'
L5	S 56°04'07"	W 462.09'
L7	S 27°04'05"	E 253.32'
L8	S 39°45'17"	W 205.56'
L9	IN 55°08'26"	W 257.02'
L10	IN 67°08'32"	W 259.35'
L11	IN 61°12'53"	W 151.93'
L12	IN 58°19'26"	W 74.79'
L14	S 54°38'49"	E 294.82'
L15	IN 45°32'01"	E 376.48'
L18	IN 06°03'49"	W 75.01'
L17	IN 40°44'01"	W 90.62'
L18	IN 38°41'18"	W 149.17'

NEW SPLIT FROM
O.R.V. 515 PG. 710
PART TRACT 12 &
PART FIRST TRACT
57.240 ACRES

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 12
100 ACRES
PARCEL NO. L01-00100819-00

L19	S 04°01'43"	W 1101.22'
L20	S 85°52'16"	E 159.15'
L21	IN 03°07'44"	E 451.21'
L22	S 66°03'49"	E 83.65'
L23	S 81°19'40"	E 78.18'
L24	S 85°05'29"	E 83.34'
L25	S 82°54'52"	E 54.01'
L26	S 81°58'55"	E 116.94'
L27	IN 87°14'42"	E 122.23'
L28	IN 87°33'34"	E 151.65'
L29	IN 83°26'53"	E 60.09'
L30	IN 88°59'30"	E 156.22'
L31	S 85°22'50"	E 119.48'
L32	S 73°17'20"	E 39.85'
L33	S 53°50'57"	E 113.09'

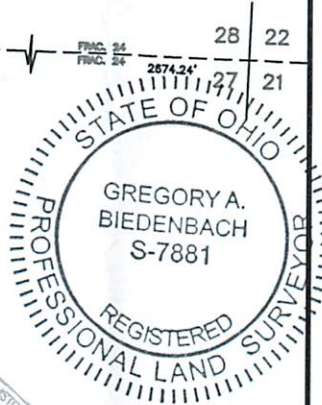


SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.
Gregory A. Biedenbach DATE: 6/23/18

GREGORY A. BIEDENBACH
OHIO-REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43783
1.740.472.1252 OFFICE
1.740.472.5298 FAX

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

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- ⊙ = I.P.F. uncapped (size noted)
- ⊕ = 1/2" I.P.F. "Highland 7581"
- ⊕ = 5/8" I.P.F. "CTS 6844"
- ⊕ = 1" pipe found
- ⊕ = post found
- ⊕ = unmarked stone found
- ⊕ = marked stone found
- ⊕ = tree or stump found



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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian J. Ballman*
DATE: 7/9/18