

Description of 4.581 Acres

The following described parcel is a new split out of a 74.74 acres tract as conveyed to Tusco Forestry by the Second Tract 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 southwest quarter of Section 28 and 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 687.72 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 29°05'45" East a distance of 303.60 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 285.31 feet;

thence, with the center of pavement of County Road No. 56, the following 3 courses:

1. South 58°19'26" East a distance of 13.74 feet to a point;
2. thence South 61°12'53" East a distance of 151.93 feet to a point;
3. thence South 62°08'32" East a distance of 259.38 feet to a point at the northwest corner of a 6.189 acres tract as conveyed to Timothy and Deborah Miller by Official Records Volume 548, Page 1041 of the Athens County Recorder's Office;

thence, leaving the road and with the west line of said Miller 6.189 acres tract, South 32°33'46" West a distance of 519.64 feet to a 5/8" iron pin set at the southwest corner of said Miller property, passing through a 5/8" iron pin set in the south line of Section 28 and being the north line of Section 27 at a distance of plus 98.33 feet;

thence, leaving said Miller property, North 52°49'09" West a distance of 397.50 feet to a 5/8" iron pin set;

thence North 29°05'45" East a distance of 153.37 feet to **POINT OF BEGINNING**;

containing 4.581 acres, more or less, of which:

- 1.927 acres are out of Parcel No. L01-00100818-00 (Fraction 24 Section 28) and
- 2.654 acres are out of Parcel No. L01-00100817-00 (Fraction 24 Section 27).

Approved By
~~Athens County E. Planning Commission~~
Date 10.7.2019
Jessie P.

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".

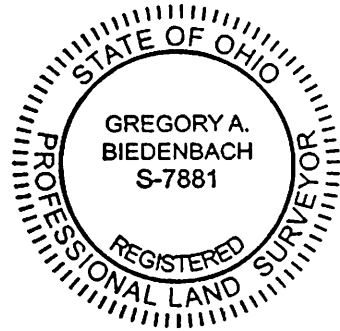
The bearings in this description are for angle calculations only and are based on the south line of Section 28 used as an assumed bearing of South 87°39'35" East.

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 July 28, 2019. 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.

July 28, 2019 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-2948F

Approved By
Harrison County Regional Planning Commission

Date 10.7.19
Jessie P

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.

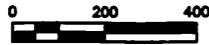
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

Survey Plat for JASON MILLER

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF FRACTION 24 IN SECTION 28 AND PART OF FRACTION 24 IN THE NORTH HALF OF SECTION 27, RANGE 11 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".



Scale : 1" = 200'



- 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.

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
FIRST TRACT
65.24 ACRES
PARCEL NO. L01-00100818-00

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- = 5/8" 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

Approved By
Athens County Regional Planning Commission
Date 10.7.19
Jason Miller

SECOND TRACT
PARCEL NO.
L01-00100818-00
74.74 ACRES

PARCEL # L01-00100818-00
BASIS OF
S 87°39'35" E
687.72'

PARCEL # L01-00100817-00
N 28°08'45" E 466.97' TOTAL
18.20'

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
1.927 ACRES IN SEC. 28
PARCEL # L01-00100818-00
2.654 ACRES IN SEC. 27
PARCEL # L01-00100817-00
4.581 ACRES TOTAL

SECOND TRACT
PARCEL NO.
L01-00100817-00
74.74 ACRES

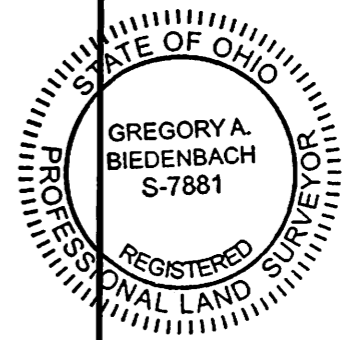
SECOND TRACT
PARCEL NO.
L01-00100817-00
74.74 ACRES

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 15
62.47 ACRES
PARCEL NO. L01-00100813-00

SURVEY FILE: GB-2948F2

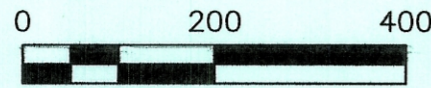
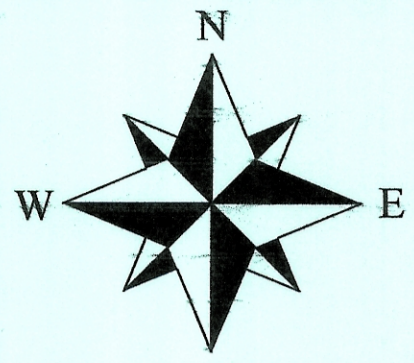
LINE	BEARING	DISTANCE
L1	N 32°33'46" E	519.64'
L2	S 59°02'14" E	219.33'
L4	S 55°53'33" E	337.08'
L5	N 58°04'07" W	482.09'
L7	S 27°04'05" E	253.32'
L8	S 39°45'17" W	205.56'
L9	N 55°08'26" W	257.02'
L10	N 62°08'32" W	259.38'
L11	N 61°12'53" W	151.93'
L12	N 58°19'26" W	13.74'
L15	N 45°32'01" E	378.48'
L19	S 04°01'43" W	101.22'

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 7/28/19
DATE
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1282 OFFICE
1.740.472.5298 FAX



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul* *Walters*
DATE: 8/19/19

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



Scale : 1" = 200'

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N.W. COR. OF FRAC. 24

S 02°40'22" W 1137.91'

S 02°43'20" W 1205.61'

34
28
33
27

PARCEL # L01-00100818-00
BASIS OF
S 87°39'35" E
687.72'

PARCEL # L01-00100817-00
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4.581 ACRES TOTAL

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TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
FIRST TRACT
65.24 ACRES
PARCEL NO. L01-00100818-00

Riverside Christian Fellowship
O.R.V. 547 PG. 2105
9.353 Acres

Timothy & Deborah Miller
O.R.V. 548 PG. 1041
6.189 Acres

SECOND TRACT
PARCEL NO.
L01-00100817-00
74.74 ACRES

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 15
62.47 ACRES
PARCEL NO. L01-00100813-00

SURVEY FILE: GB-2948F2

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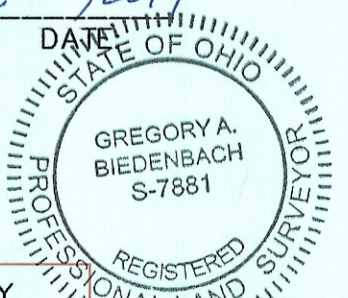
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Gregory A. Biedenbach July 28, 2019

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