

JUL 10 2018

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bramul Williams
DATE: 7/9/18

Jill Thompson
Athens County Auditor

Description of 6.189 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 1,156.98 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 32°33'46" East a distance of 98.33 feet to a point in the center of pavement of County Road No. 56;

thence, with the center of pavement of County Road No. 56, the following 2 courses:

1. South 59°02'14" East a distance of 219.33 feet to a point, passing over the section line at a distance of plus 177.37 feet;
2. thence South 55°53'33" East a distance of 337.08 feet to a point;

thence, leaving the road, South 40°48'45" West a distance of 516.71 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 30.00 feet;

thence North 58°04'07" West a distance of 482.09 feet to a 5/8" iron pin set;

thence North 32°33'46" East a distance of 421.31 feet to **POINT OF BEGINNING;**

containing 6.189 acres, more or less, of which:

- 0.200 acre is out of Parcel No. L01-00100818-00 (Fraction 24 Section 28) and
- 5.989 acres are 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.

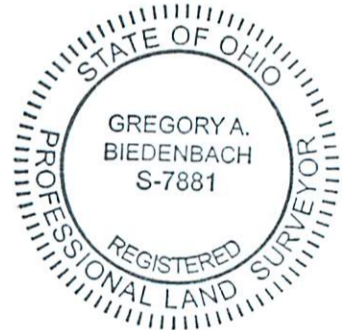
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

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 SOUTHWEST QUARTER OF SECTION 27, RANGE 11 WEST, TOWNSHIP 3 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 SECTION 28 USED AS SOUTH 87°39'35" EAST. SUBJECT TO ALL LEGAL RIGHTS-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAN 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.



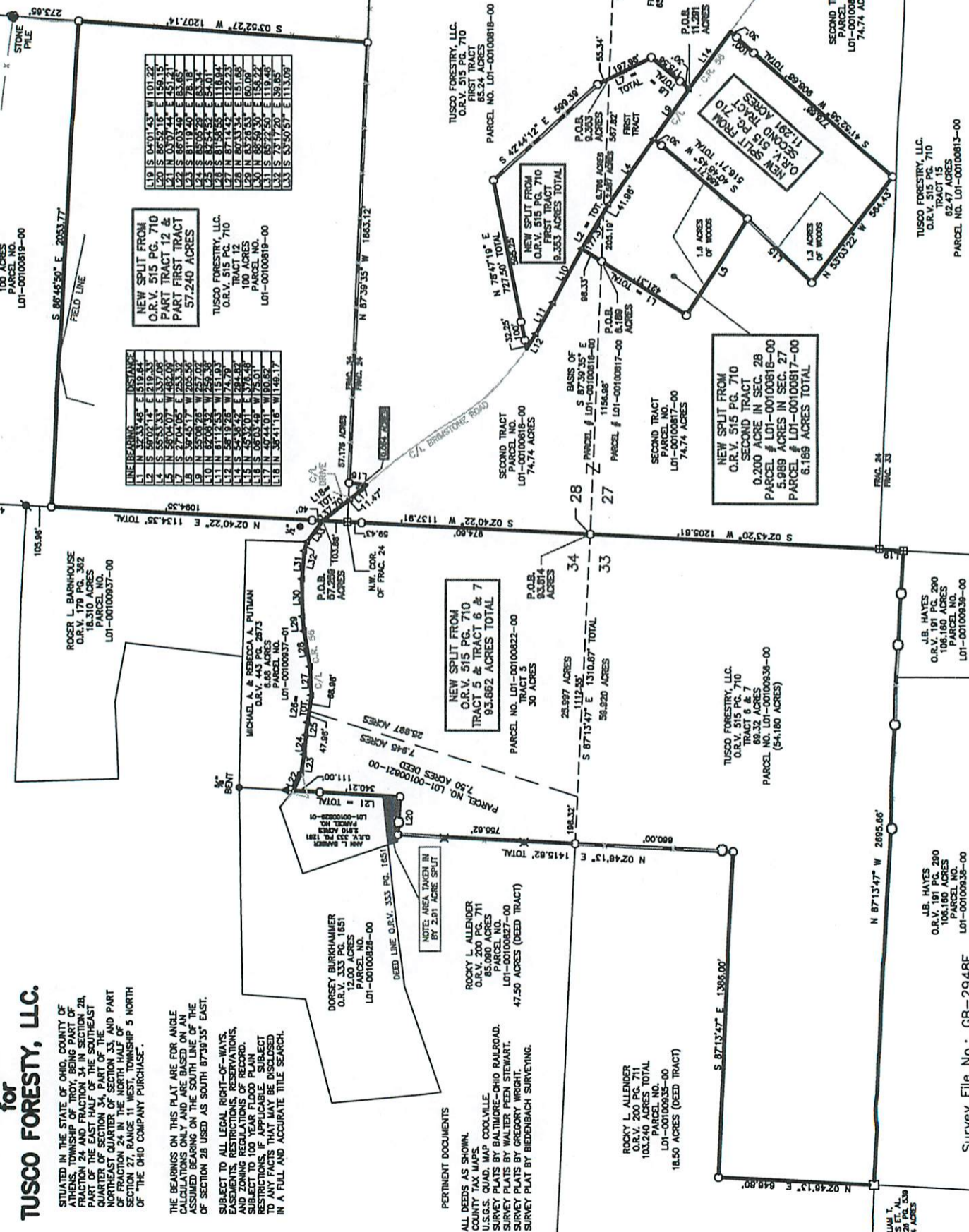
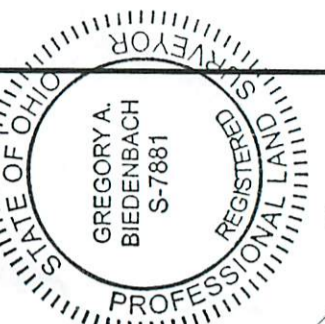
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS NOT A REPRODUCTION OF ANY PREVIOUS SURVEY. THIS IS NOT GUARANTEED BY THE SURVEYOR.

Gregory A. Biedenbach 6/23/18
DATE: _____
BY: _____
ENGINEER'S OFFICE
Athens County
Mathematical Accuracy
Description Checked for

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

TUSCO FORESTRY, LLC
O.R.V. 515 PG. 710
TRACT 8 & 9
160.3 ACRES
PARCEL NO. LOT-00100814-00

5/8" x 30" I.P. Set "Biedenbach
Surveying, LLC, PS 7881"
Survey angle point
LP.F., uncapped (also noted)
LP.F., "Highland 7581"
LP.F., "CIS 6844"
pipe found
post found
unmarked stone found
tree or stump found



LINE BEARINGS

L1	N 32°33'48"	E 510.64'
L2	S 89°02'14"	E 219.33'
L3	S 55°53'33"	E 337.06'
L4	S 55°04'07"	E 480.09'
L5	S 47°04'05"	E 253.33'
L6	S 25°25'24"	E 357.02'
L7	S 25°25'24"	E 357.02'
L8	S 25°25'24"	E 357.02'
L9	S 25°25'24"	E 357.02'
L10	S 25°25'24"	E 357.02'
L11	N 81°12'53"	E 151.93'
L12	N 58°19'28"	E 74.79'
L13	S 54°53'42"	E 294.87'
L14	N 45°33'01"	E 374.48'
L15	S 05°03'48"	E 75.01'
L16	N 35°41'18"	E 148.17'

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. LOT-00100818-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
FIRST TRACT
85.24 ACRES
PARCEL NO. LOT-00100818-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
74.74 ACRES
PARCEL NO. LOT-00100818-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
74.74 ACRES
PARCEL NO. LOT-00100817-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
74.74 ACRES
PARCEL NO. LOT-00100817-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
74.74 ACRES
PARCEL NO. LOT-00100813-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
74.74 ACRES
PARCEL NO. LOT-00100813-00

J.B. HAYES
O.R.V. 181 PG. 290
106.160 ACRES
PARCEL NO. LOT-00100935-00

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