

Description of 82.221 Acres

The following described parcel is a new survey of the residue of the Gary A. and Nancy S. Rubel property located on the north side of State Route No. 50 as conveyed by Official Records Volume 446, Page 171 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Troy, being in Fraction 33 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 the southwest corner of Fraction 33 and being the southwest corner of Section 27 as shown on Ohio Department of Highways Right-of-Way plans ATH-50-31.66 on file at Marietta, Ohio (Note: Reference grid bearing on the west line of the southwest quarter of southwest quarter of Section 27 used as North 02°12'18" East.);

thence, with the west line of Section 27, North 02°12'18" East a distance of 214.71 feet to a 5/8" iron pin set in the north limited access right-of-way line of State Route No. 50, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the west line of Section 27 and being the west line of Fraction 33, the following 2 courses:

1. North 02°12'18" East a distance of 1,878.40 feet to a 5/8" iron pin set;
2. thence North 03°03'20" East a distance of 1,287.00 feet to a 5/8" iron pin set in the south line of a 62.47 acres tract as conveyed to Tusco Forestry, LLC. by Official Records Volume 515, Page 710 of the Athens County Recorder's Office;

thence, leaving the section line and the fraction line and with said Tusco Forestry, LLC. property, South 74°48'38" East a distance of 1,462.92 feet to an unmarked stone found;

thence, continuing with said Tusco Forestry LLC. property and an extension thereof, South 03°19'08" West a distance of 977.55 feet to a mine bolt found at the southwest corner of a 20.11 acres tract as conveyed to Arnold Johnston by Official Records Volume 233, Page 445 and being in the north line of a 82.24 acres tract as conveyed to Curtis Michael and Shirley Mae Miller by Official Records Volume 177, Page 725 of the Athens County Recorder's Office, passing through a 5/8" iron pin set at a distance of plus 66.54 feet;

thence, with said Miller property, the following 3 courses:

1. North 87°01'23" West a distance of 328.57 feet to a 5/8" iron pin set;
2. thence South 08°26'06" West a distance of 1,805.10 feet to a 5/8" iron pin set;
3. thence South 89°03'54" East a distance of 137.09 feet to a 5/8" iron pin set at the northwest corner of the residue of a 3.55 acres tract as conveyed to Michelle C. Conley by Official Records Volume 556, Page 1209 of the Athens County Recorder's Office;

thence, with the west line of said Conley property, South 01°57'36" West a distance of 254.74 feet to a 5/8" iron pin set in the north limited access right-of-way line of State Route No. 50;

thence, with the north limited access right-of-way line, the following 3 courses:

1. North 75°55'07" West a distance of 194.38 feet to a 5/8" iron pin set 175.00 feet left of centerline Station 914+00;
2. thence North 78°15'22" West a distance of 860.27 feet to a 5/8" iron pin set 200.00 feet left of centerline Station 905+84.71;
3. thence South 88°39'33" West a distance of 0.75 feet to the **POINT OF BEGINNING**;

containing 82.221 acres, more or less, being all of Parcel No. L010010086500.

THE ABOVE-DESCRIBED TRACT IS LANDLOCKED. THIS PARCEL CAN ONLY BE CONVEYED TO AN ADJOINING LANDOWNER WITH EXISTING LEGAL ROAD FRONTAGE.

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

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 west line of the southwest quarter of the southwest quarter of Section 27 used as a grid bearing of North 02°12'18" East as calculated from a GPS Observation NAD 83 Ohio South Zone.

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 18, 2021. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 446, Page 171.

March 18, 2021 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3694F-R

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Deborah Williams
DATE: 3/29/21

Point	Bearing	Distance	Northing	Easting	Elevation
Database opened by owner: Monday, March 22, 2021 7:38 AM.					
Assigned Point					
1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	02.1218NE	1878.40			
TR	N 2° 12' 18" E	1878.40			
2			6877.00916	5072.27146	
Raw:	03.0320NE	1287.00			
TR	N 3° 03' 20" E	1287.00			
3			8162.17946	5140.87400	
Raw:	74.4838SE	1462.92			
TR	S 74° 48' 38" E	1462.92			
4			7778.87776	6552.68657	
Raw:	03.1908SW	977.55			
TR	S 3° 19' 08" W	977.55			
5			6802.96732	6496.09313	
Raw:	87.0123NW	328.57			
TR	N 87° 01' 23" W	328.57			
6			6820.03131	6167.96653	
Raw:	08.2606SW	1805.10			
TR	S 8° 26' 06" W	1805.10			
7			5034.45723	5903.18126	
Raw:	89.0354SE	137.09			
TR	S 89° 03' 54" E	137.09			
8			5032.22019	6040.25300	
Raw:	01.5736SW	254.74			
TR	S 1° 57' 36" W	254.74			
9			4777.62922	6031.54044	
Raw:	75.5507NW	194.38			
TR	N 75° 55' 07" W	194.38			
10			4824.92187	5843.00135	
Raw:	78.1522NW	860.27			
TR	N 78° 15' 22" W	860.27			
11			5000.01892	5000.73922	
Raw:	88.3933SW	0.75			
TR	S 88° 39' 33" W	0.75			
12			5000.00137	4999.98942	
Database saved on Monday, March 22, 2021 at 8:04 AM.					
IN	S 82° 36' 04" E	0.01			
1			5000.00000	5000.00000	
Area = 3581522.698 Sq Feet or 82.220 Acres more or less					
Database saved on Monday, March 22, 2021 at 8:16 AM.					

Survey Plat for Gary A. & Nancy S. Rubel



Scale : 1" = 200'

O.R.V. 466 PG. 342
8.34 ACRES

TUSCO FORESTRY LLC.
O.R.V. 515 PG. 710
62.47 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS,
TOWNSHIP OF TROY, PART BEING IN THE NORTHWEST
QUARTER OF SECTION 26 AND PART BEING IN FRACTION
33 IN SECTION 27, RANGE 11 WEST, TOWNSHIP 5 NORTH
OF "THE OHIO COMPANY PURCHASE".

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.

ABR PROPERTIES LLC
O.R.V. 466 PG. 342
106.16 ACRES

LINE	BEARING	DISTANCE
L1	S 03°19'08" W	66.54'
L2	N 87°01'23" W	328.57'
L3	S 89°03'54" E	137.09'
L4	S 01°57'36" W	254.74'
L5	N 75°55'07" W	194.38'
L6	S 88°39'33" W	0.75'
L7	N 89°02'37" E	172.86'
L8	S 02°47'33" W	30.00'
L9	S 84°53'06" E	104.71'
L10	S 79°19'00" E	228.93'
L11	S 86°05'25" E	456.72'
L12	S 02°24'07" W	76.55'
L13	N 02°23'54" E	45.43'
L14	S 02°12'18" W	214.71'
L15	S 02°23'54" W	170.83'

SECTION LINE
N 03°03'20" E 1287.00'

GARY A. & NANCY S. RUBEL
O.R.V. 446 PG. 171
81.56 Ac. (Deed)

All of P.N. L010010086500

EMMITT MAXWELL &
KAREN FURNER
VOL. 385 PG. 335
3 ACRES

ARNOLD JOHNSTON
O.R.V. 233 PG. 445
20.11 ACRES

37.126 ACRES
45.095 ACRES

All of P.N. L010010086500

82.221 Ac. Total
in FR 33

NEW SURVEY OF
O.R.V. 446 PG. 171
83.417 ACRES TOTAL

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS
ONLY AND ARE BASED ON THE WEST LINE THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 USED
AS A GRID BEARING OF NORTH 02°12'18" EAST AS CALCULATED
FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

CURTIS MICHAEL & SHIRLEY MAE MILLER
O.R.V. 177 PG. 725
82.24 ACRES

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. COOLVILLE.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS BY JOHN M. BRANNER.
- (6) SURVEY PLATS BY PICKERING ASSOCIATES.
- (7) ODOT ATH-50-31.66 R/W MAPS.

EDGAR W. ALLEN
O.R.V. 525 PG. 807
43.47 ACRES

LAND LOCKED
PARCEL

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = Unmarked Stone Found
- = Mine Bolt Found
- ⊙ = Iron Pipe Found
- = Existing Tree
- - - = Existing Fence Line
- ⊗ = Existing Post



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 3/18/21
DATE: _____
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

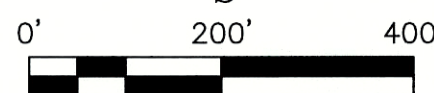
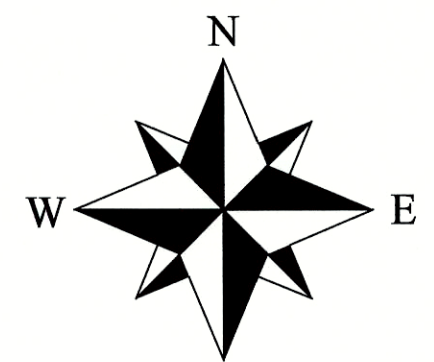
NOTE: THIS MAP IS AN ORIGINAL COPY ONLY
WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-3694F-R

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian M. Kitchener*
DATE: 3/29/21

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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Williams*
DATE: 3/29/21

MICHELLE C. CONLEY
O.R.V. 556 PG. 1209
Residue of 3.55 Ac.



STATE OF OHIO
O.R.V. 274 PG. 2
0.07 ACRES

STATE OF OHIO
O.R.V. 191 PG. 630
5.12 ACRES

STATE OF OHIO
O.R.V. 191 PG. 630
6.49 ACRES

SHAWN HENDRICKSON
O.R.V. 500 PG. 2542
10.61 ACRES

MICHELLE C. CONLEY
O.R.V. 556 PG. 1209
22.78 ACRES

LAND LOCKED
PARCEL

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Gregory A. Biedenbach March 18, 2021
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
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