

## **Description of Parcel No. 1 (10.262 Acres)**

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the southwest quarter of the northeast quarter of Section 6, Range 12 West, Township 5 North, of the "Ohio Company's Purchase" and being bounded and described as follows:

Beginning at a 5/8" iron pin found capped "CTS 6844" at the center of Section 6  
(Note: Reference bearing on the west line of the southwest quarter of the northeast quarter of Section 6 used as North 01°02'53" East);

thence, from said Point of Beginning and running with said quarter-section line, North 01°02'53" East a distance of 810.41 feet to a point in the centerline of a run, passing through two iron pins set at distances of plus 680.41 feet and plus 780.41 feet, respectively;

thence, with the centerline of said run, the following thirteen courses:

1. South 59°34'14" East a distance of 100.26 feet to a point;
2. thence South 48°10'03" East a distance of 53.88 feet to a point;
3. thence South 69°08'55" East a distance of 88.25 feet to a point;
4. thence South 50°00'49" East a distance of 87.52 feet to a point;
5. thence South 78°45'32" East a distance of 80.01 feet to a point;
6. thence South 60°38'41" East a distance of 115.61 feet to a point;
7. thence South 53°41'24" East a distance of 99.85 feet to a point;
8. thence South 72°40'54" East a distance of 61.04 feet to a point;
9. thence South 46°11'51" East a distance of 100.58 feet to a point;
10. thence South 87°32'29" East a distance of 43.67 feet to a point;
11. thence South 50°15'30" East a distance of 71.11 feet to a point;
12. thence South 13°25'36" East a distance of 53.36 feet to a point;
13. thence South 30°43'56" East a distance of 65.75 feet to a point in the centerline intersection with County Road No. 65 (Deep Hollow Road);

thence, with the centerline of County Road No. 65, the following four courses:

1. South 39°55'11" West a distance of 100.62 feet to a point;
2. thence South 36°59'24" West a distance of 90.59 feet to a point;
3. thence South 35°25'33" West a distance of 102.93 feet to a point;
4. thence South 38°26'35" West a distance of 36.04 feet to a point in the south line of the northeast quarter of Section 6;

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Description of Parcel No. 1 - 10.262 acres

thence, with said quarter-section line, North 89°56'21" West a distance of 624.66 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Containing 10.262 acres, more or less, from Parcel No. F01-001-0015900.

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. 65 (Deep Hollow Road).

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 west line of the southwest quarter of the northeast quarter of Section 6 used as an assumed bearing of North 01°02'53" 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 January 29, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 510, Page 1060.

Surveyor: Russell Claus  
Date: 1/29/2016  
Survey File: GB-2407

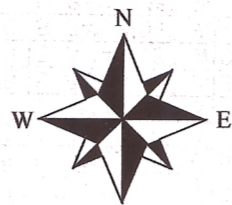




Pennington Land Co.  
18.114 Acres  
O.R.V. 360, Pg. 1904

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 USED AS NORTH 89°53'21" 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.



Campbell's Manor LLC  
80 Acres  
O.R.V. 186, Pg. 64

- ⊙ = Iron Pipe Found (Size Noted)
- ⊠ = Marked Stone Found
- ⊞ = 5/8" Iron Pin Found "CTS 6844"
- ⊚ = 1/2" Iron Pin Found "MBH 7397"
- = 5/8" I.P. Set "Biedenbach 7881 - Claus 8543"

Jerry D. Gibson - 72.93 Acres  
D.V. 308, Pg. 2663

Jerry D. Gibson - 9.696 Ac.  
O.R.V. 242, Pg. 676

Jerry D. and Deborah A. Gibson  
55.136 Acres  
O.R.V. 242, Pg. 676

Basis of Bearings  
N 89°53'21" E 1343.95' Total

1005.63' Total

481.26' 268.40' 160.44' 338.32' Total

0' 200' 400'

1" = 200'

N.E. Corner  
N.W. 1/4  
N.E. 1/4  
Section 6

P.O.B. Parcel  
No. 4 & 5

## Survey Plat for Tusco Forestry

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CARTHAGE, BEING THE NORTHEAST QUARTER OF SECTION 6, RANGE 12 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 PLAT BY CHARLES SMITH
- (5) SURVEY PLAT BY JOHN BRANNER

Brian Helms Miller and Ann Patrice Miller  
97.028 Acres  
O.R.V. 268, Page 1546

Parcel No. 3  
46.745 Acres

New Split From:  
Tusco Forestry, LLC  
162 Acres Deed  
O.R.V. 510, Pg. 1060  
Parcel No.  
F01-001-0015900

Note A:  
Marked stone called for by Branner in 1998 was not found.  
Held Smith pin from 2014.

Center of  
N.E. 1/4  
Section 6

Parcel No. 5  
46.133 Acres

New Split From:  
Tusco Forestry, LLC  
162 Acres Deed  
O.R.V. 510, Pg. 1060  
Parcel No.  
F01-001-0015900

Parcel No. 4  
41.331 Acres

New Split From:  
Tusco Forestry, LLC  
162 Acres Deed  
O.R.V. 510, Pg. 1060  
Parcel No.  
F01-001-0015900

Parcel No. 2  
22.938 Acres

New Split From:  
Tusco Forestry, LLC  
162 Acres Deed  
O.R.V. 510, Pg. 1060  
Parcel No.  
F01-001-0015900

Brian Helms Miller and Ann Patrice Miller  
97.028 Acres  
O.R.V. 268, Page 1546

Parcel No. 1  
10.262 Acres

New Split From:  
Tusco Forestry, LLC  
162 Acres Deed  
O.R.V. 510, Pg. 1060  
P.N. F01-001-0015900

Robert Stack  
D.V. 64,  
Pg. 301

LINE	BEARING	DISTANCE
L1	S 35°43'30" W	43.95'
L2	S 34°27'10" W	71.36'
L3	S 36°06'06" W	72.87'
L4	S 39°46'32" W	88.70'
L5	S 44°34'49" W	71.54'
L6	S 46°15'31" W	68.60'
L7	S 51°44'08" W	96.29'
L8	S 58°33'10" W	174.53'
L9	S 63°45'05" W	68.64'
L10	S 59°34'14" E	100.26'
L11	S 48°10'03" E	53.88'
L12	S 69°08'55" E	88.25'
L13	S 50°00'49" E	87.52'
L14	S 78°45'32" E	80.01'
L15	S 60°38'41" E	115.61'
L16	S 53°41'24" E	99.85'
L17	S 72°40'54" E	61.04'
L18	S 46°11'51" E	100.58'
L19	S 87°32'29" E	43.67'
L20	S 50°15'30" E	71.11'
L21	S 13°25'36" E	53.36'
L22	S 30°43'56" E	65.75'
L23	N 07°09'38" E	52.96'

Marlin S. Gainer  
Tract II  
163.620 Acres  
O.R.V. 345, Page 902

L24	N 45°28'12" W	74.11'
L25	N 03°54'53" W	43.30'
L26	N 36°19'50" W	90.81'
L27	N 20°20'34" W	64.85'
L28	N 65°00'41" W	63.92'
L29	N 11°36'16" E	121.30'
L30	N 34°13'24" W	79.11'
L31	N 09°26'09" W	109.49'
L32	N 12°53'30" E	73.92'
L33	N 41°56'08" E	36.67'
L34	N 25°19'36" E	45.96'
L35	N 08°45'49" W	115.45'
L36	N 56°12'05" W	114.33'
L37	N 48°30'45" W	106.85'
L38	N 27°46'58" W	88.85'
L39	N 14°59'17" E	16.07'
L40	N 38°27'10" W	87.99'
L41	N 33°56'27" W	117.93'
L42	N 23°28'29" W	58.22'
L43	N 47°19'36" W	51.96'
L44	N 39°14'04" W	94.33'
L45	N 19°17'49" W	90.10'

L46	N 16°12'37" W	58.23'
L47	N 27°34'14" W	46.62'
L48	N 25°13'53" W	39.47'
L49	N 37°31'19" E	73.23'
L50	N 17°27'22" W	61.77'
L51	N 16°57'33" E	56.97'
L52	N 26°03'46" E	44.01'
L53	N 73°37'41" E	31.82'
L54	N 44°46'24" E	137.54'
L55	N 33°54'28" E	82.60'
L56	N 40°42'07" E	183.72'
L57	N 37°36'23" E	101.89'
L58	N 32°53'58" E	21.31'
L59	N 43°24'08" E	49.90'
L60	N 44°34'42" E	130.55'
L61	N 50°22'10" E	95.90'
L62	N 61°56'06" E	108.84'
L63	N 78°42'39" E	73.72'
L64	S 84°29'32" E	97.11'
L65	S 73°32'21" E	56.52'
L66	S 77°15'47" W	55.88'
L67	S 85°31'54" W	152.11'
L68	S 82°15'33" W	90.93'
L69	S 81°41'18" W	93.02'
L70	S 84°10'04" W	105.17'
L71	N 86°17'36" W	103.25'
L72	N 77°22'02" W	56.43'

**167.409 Acres**

Tusco Forestry, LLC  
162 Acres Deed  
O.R.V. 510, Pg. 1060

Marlin S. Gainer  
Tract II  
163.620 Acres  
O.R.V. 345, Page 902

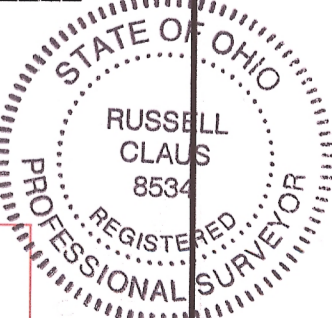
L73	N 71°58'32" W	116.09'
L74	N 89°53'21" E	338.32'
L75	S 38°26'35" W	36.04'
L76	S 35°25'33" W	102.93'
L77	S 36°59'24" W	90.59'
L78	S 39°55'11" W	100.62'

### 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*  
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

DATE: 1/29/2016



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

Survey File No.: GB-2407