

## Description of 1.974 Acres

The following described parcel is a new split out of the Tusco Forestry, LLC. property as conveyed by First Tract of 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 north half 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 found capped "Biedenbach 7881" at the northeast corner of Section 27 (Note: Reference grid bearing on the north line of Section 27 used as South 87°39'35" East.);

thence, with the north line of Section 27, North 87°39'35" West a distance of 2,675.81 feet to a 5/8" iron pin found capped "Biedenbach 7881" in the west line of a 136.230 acres tract as conveyed to Michael Scott Anderson by Official Records Volume 585, Page 258 of the Athens County Recorder's Office;

thence, with the west line of said Anderson property, South 01°53'27" West a distance of 348.19 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the west line of said Anderson property, South 01°53'27" West a distance of 178.54 feet to a 5/8" iron pin set;

thence South 42°46'59" West a distance of 296.00 feet to a point in the center of county Road No. 56 (Brimstone Road), passing through a 5/8" iron pin set at a distance of plus 274.25 feet;

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

1. North 47°22'17" West a distance of 29.39 feet to a point;
2. thence North 49°25'49" West a distance of 135.31 feet to a point;
3. thence North 54°31'11" West a distance of 32.73 feet to a point;

thence, leaving the road, North 35°59'56" East a distance of 395.16 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 27.37 feet;

thence South 67°57'24" East distance of 135.65 feet to the **POINT OF BEGINNING**;

containing 1.974 acres, more or less, being part of Parcel No. L010010081700.

Subject to the right-of-way of County Road No. 56 (Brimstone Road).

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 north line of Section 27 used as a grid bearing of South 87°39'35" 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 November 30, 2022. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

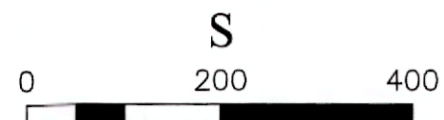
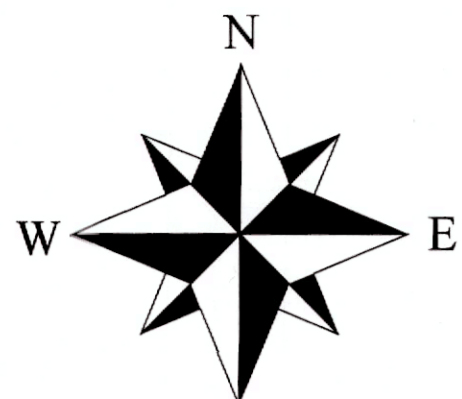
Prior Deed: Official Records Volume 515, Page 710.

Nov. 30, 2022 Gregory A. Biedenbach  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-4029

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Breanna Walker  
DATE: 12/19/22

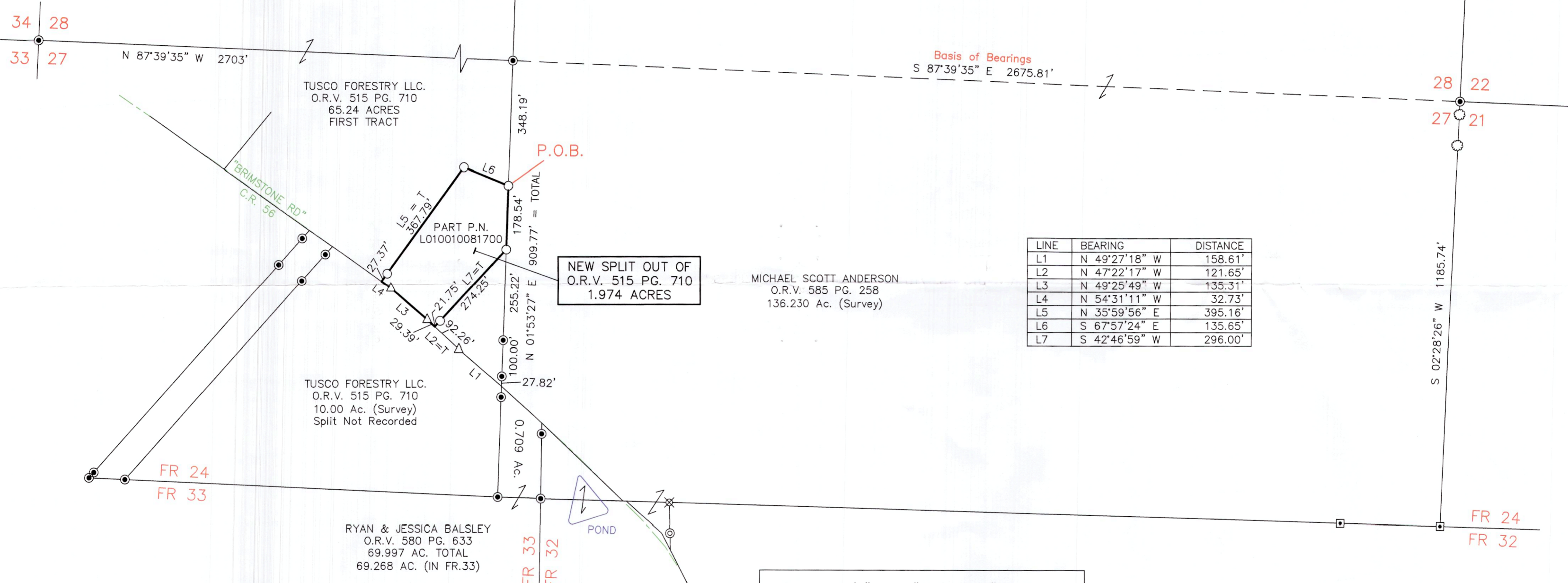


Scale : 1" = 200'

# Survey Plat for Tusco Forestry LLC

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING 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 THE NORTH LINE OF SECTION 27 USED AS A GRID BEARING OF SOUTH 87°39'35" EAST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.



LINE	BEARING	DISTANCE
L1	N 49°27'18" W	158.61'
L2	N 47°22'17" W	121.65'
L3	N 49°25'49" W	135.31'
L4	N 54°31'11" W	32.73'
L5	N 35°59'56" E	395.16'
L6	S 67°57'24" E	135.65'
L7	S 42°46'59" W	296.00'

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 Nov. 30, 2022*  
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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Barrett Spiller*  
DATE: *12/19/22*

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
- ⊞ = Marked Stone Found
- ⊙ = 5/8" I.P.F. "Highland 7581"
- ⊗ = Existing Tree
- ⊙ = 5/8" I.P.F. "Biedenbach 7881"
- ⊗ = C-Post Found
- ⊞ = 5/8" I.P.F. "J.T. Stewart 7426"

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. COOLVILLE.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS BY GREGORY WRIGHT.
- (6) SURVEY PLATS BY WALTER PEEN STEWART.
- (7) SURVEY PLATS BY KENNETH E. HIGHLAND.