

Description of 42.827 Acres

The following described parcel is a new split out of the Tusco Forestry, LLC. property as conveyed by part of Tract 12 and part of the Second 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, part being part of Section 27 and part of Section 28 Range 11 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

BEGINNING at a 5/8" iron pin found capped "Biedenbach 7881" at the southwest corner of Section 28 and being the northwest corner of Section 27 (Note: Reference grid bearing on the south line of the southwest quarter of Section 28 used as South 87°39'35" East.);

thence, from said Point of Beginning and with the west line of Section 28, North 02°40'22" East a distance of 1,137.91 feet to a point in the center of County Road No. 56 "Brimstone Road), passing through an 5/8" iron pin found capped "Biedenbach 7881" at a distance of plus 974.60 feet and passing through a marked stone found at a distance of plus 1,034.03 feet, respectively;

thence, with the center of pavement of County Road No. 56, the following 9 courses:

1. South 38°41'16" East a distance of 137.70 feet to a point;
2. thence South 40°28'12" East a distance of 255.18 feet to a point;
3. thence South 35°52'22" East a distance of 221.92 feet to a point;
4. thence South 31°36'36" East a distance of 149.06 feet to a point;
5. thence South 37°45'07" East a distance of 103.49 feet to a point;
6. thence South 43°55'24" East a distance of 86.56 feet to a point;
7. thence South 50°42'19" East a distance of 137.61 feet to a point;
8. thence South 55°17'05" East a distance of 48.66 feet to a point;
9. thence South 58°19'26" East a distance of 61.04 feet to a point at the northwest corner of a 4.581 acres tract as conveyed to Mary Anne Mazelin by Official Records Volume 595, Page 1531 of the Athens County Recorder's Office;

thence, leaving the road and with said Mazelin property, the following 2 courses:

1. South 29°05'45" West a distance of 456.97 feet to an iron pin found capped "Biedenbach 7881", passing through an iron pin found capped "Biedenbach 7881" at a distance of 18.29 feet and passing over the section line at a distance of plus 303.60 feet, respectively;
2. thence South 52°49'09" East a distance of 397.50 feet to an iron pin found capped "Biedenbach 7881" at the southwest corner of a 6.189 acres tract as conveyed to Timothy Miller by Official Records Volume 548, Page 1041 of the Athens County Recorder's Office;

thence, with the south line of said Miller 6.189 acres tract, South 58°04'07" East a distance of 482.09 feet to an iron pin found capped "Biedenbach 7881" in the west line of a 11.291 acre tract as conveyed to Philip Miller by Official Records Volume 546, Page 1658 of the Athens County Recorder's Office;

thence, with said Miller 11.291 acres tract, the following 2 courses:

1. South 45°32'01" West a distance of 376.48 feet to an iron pin found capped "Biedenbach 7881";
2. thence South 53°03'30" East a distance of 564.47 feet to an iron pin found capped "Biedenbach 7881";

thence, South 42°00'36" West a distance of 20.48 feet to an iron pin found capped "Biedenbach 7881" in the north line of a 69.977 acres tract as conveyed to Ryan Balsley by Official Records Volume 580, Page 633 of the Athens County Recorder's Office;

thence, with the north line of said Balsley property, North 87°23'34" West a distance of 1,566.05 feet to a marked stone found in the west line of Section 27;

thence, with the west line of Section 27, North 02°43'20" East a distance of 1,205.61 feet to the **POINT OF BEGINNING**;

containing 42.827 acres, more or less, of which:

- 0.109 acre is in Section 28 part P.N. L010010081900;
- 12.096 acres are in Section 28 part of Parcel No. L010010081800 and
- 30.622 acres are in Section 27 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 south line of the southwest quarter of Section 28 used as a grid bearing of South 87°39'35" East as calculated from a GPS Observation NAD 83 (2011) 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 2, 2024. 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.

March 2, 2024
Date
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3694F3

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Terrence Walker
DATE: 3/18/24

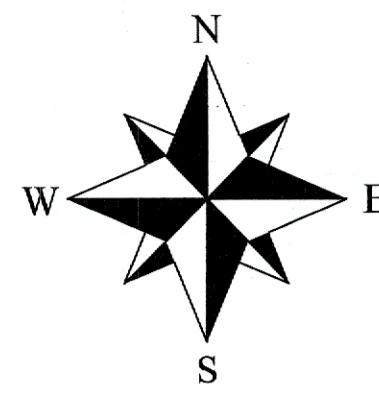
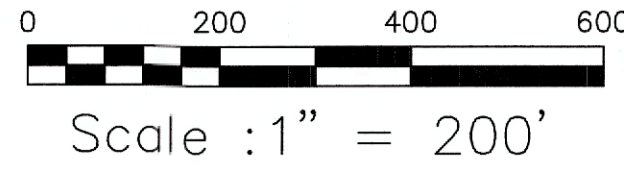
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 03 2024

Jill Davidson
Athens County Auditor

Survey Plat for Tusco Forestry, LLC.

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



C.R.56 BRIMSTONE RD

PART OF P.N. L010010081900
0.109 AC

JOSEPH D. MILLER
O.R.V. 548 PG. 26
57.240 ACRES

JASON E MILLER
O.R.V. 547 PG. 2101
63.772 ACRES

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

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 USED AS SOUTH 87°39'35" EAST

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ⊙ = Existing Tree
- = 5/8" I.P.F. "Biedenbach 7881"
- ⊞ = Marked Stone Found
- △ = Angle Points

SECOND TRACT
12.096 AC
IN SECTION 28
PART OF P.N. L010010081800

RIVERSIDE CHRISTIAN FELLOWSHIP
O.R.V. 547 PG. 2105
9.353 ACRES

MARY ANNE MAZELIN
O.R.V. 595 PG. 1531
4.581 ACRES

SECOND TRACT
30.622 AC
IN SECTION 28
PART OF P.N. L010010081700

TIMOTHY MILLER
O.R.V. 548 PG. 1041
6.189 ACRES

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

PHILIP MILLER
O.R.V. 546 PG. 1658
11.291 ACRES

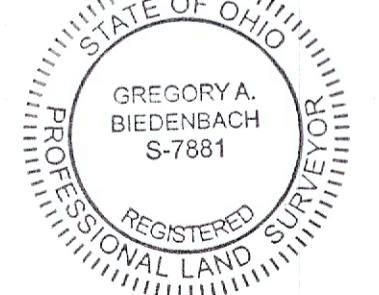
NEW SPLIT OUT OF
O.R.V. 515 PG. 710
42.827 ACRES

IAN MILLER
O.R.V. 602 PG. 1858
1.974 ACRES

DENNIS L. MILLER
O.R.V. 609 PG. 341
1.201 ACRES

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.



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
DATE: March 2, 2024

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.

LINE	BEARING	DISTANCE
L1	S 38°41'16" E	137.70'
L2	S 40°28'12" E	255.18'
L3	S 35°52'22" E	221.92'
L4	S 31°36'36" E	149.06'
L5	S 37°45'07" E	103.49'
L6	S 43°55'24" E	86.56'
L7	S 50°42'19" E	137.61'
L8	S 55°17'05" E	48.66'
L9	S 58°19'26" E	61.04'
L10	S 52°49'09" E	397.50'
L11	S 45°32'01" W	376.48'
L12	S 55°23'52" E	79.37'
L13	S 54°31'11" E	169.43'
L14	S 54°31'11" E	32.73'
L15	S 49°25'49" E	135.31'
L16	S 47°22'17" E	29.40'
L17	S 47°56'21" W	250.00'
L18	S 27°48'26" E	306.17'
L19	S 50°51'46" W	38.39'
L22	S 42°00'36" W	20.48'
L23	S 87°39'35" E	90.99'

JASON L. MILLER
O.R.V. 547 PG. 2101
93.862 ACRES

CMBD LLC
O.R.V. 592 PG. 713
8.340 ACRES

RYAN BALSLEY
O.R.V. 580 PG. 633
69.977 ACRES

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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Gregory A. Biedenbach*
DATE: 3/18/24