

Description of 3.010 Acres

The following described parcel is a new split out of the Tusco Forestry, LLC. property as conveyed by 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, 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 909.77 feet to a point in the center of County Road No. 56 (Brimstone Road), being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing and with the west line of a 0.709 acres tract as conveyed to Ryan and Jessica Balsley by Official Records Volume 580, Page 633 of the Athens County Recorder's Office, South 01°53'27" West a distance of 308.53 feet to a 5/8" iron pin found capped "Biedenbach 7881" in the south line of Fraction 24 at the southwest corner of said 0.709 acres Balsley tract and being in the north line of a 69.268 acres tract as conveyed to Ryan and Jessica Balsley by Official Records Volume 580, Page 633 of the Athens County Recorder's Office, passing through a 5/8" iron pin found capped "Biedenbach 7881" at a distance of plus 30.00 feet;

thence, with the south line of Fraction 24 and being the north line of said Balsley 69.268 acres tract, North 87°23'34" West a distance of 251.04 feet to a 5/8" iron pin set;

thence North 27°48'26" West a distance of 306.17 feet to a 5/8" iron pin set;

thence North 47°56'21" East a distance of 250.00 feet to a 5/8" iron pin set;

thence North 50°51'46" East a distance of 38.39 feet to a point in the center of County Road No. 56;

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

1. South 47°22'17" East a distance of 92.26 feet to a point;
2. thence South 49°27'18" East a distance of 158.61 feet to the **POINT OF BEGINNING**;

containing 3.010 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 August 2, 2023. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

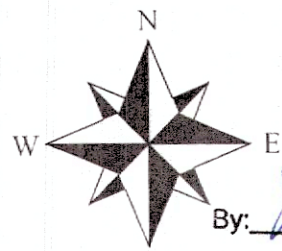
Prior Deed: Official Records Volume 515, Page 710.

Aug. 2, 2023 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-4029F2

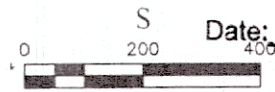
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Hester
DATE: 8/17/23



Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

By: *Kanna Or*

Date: *10/5/23*

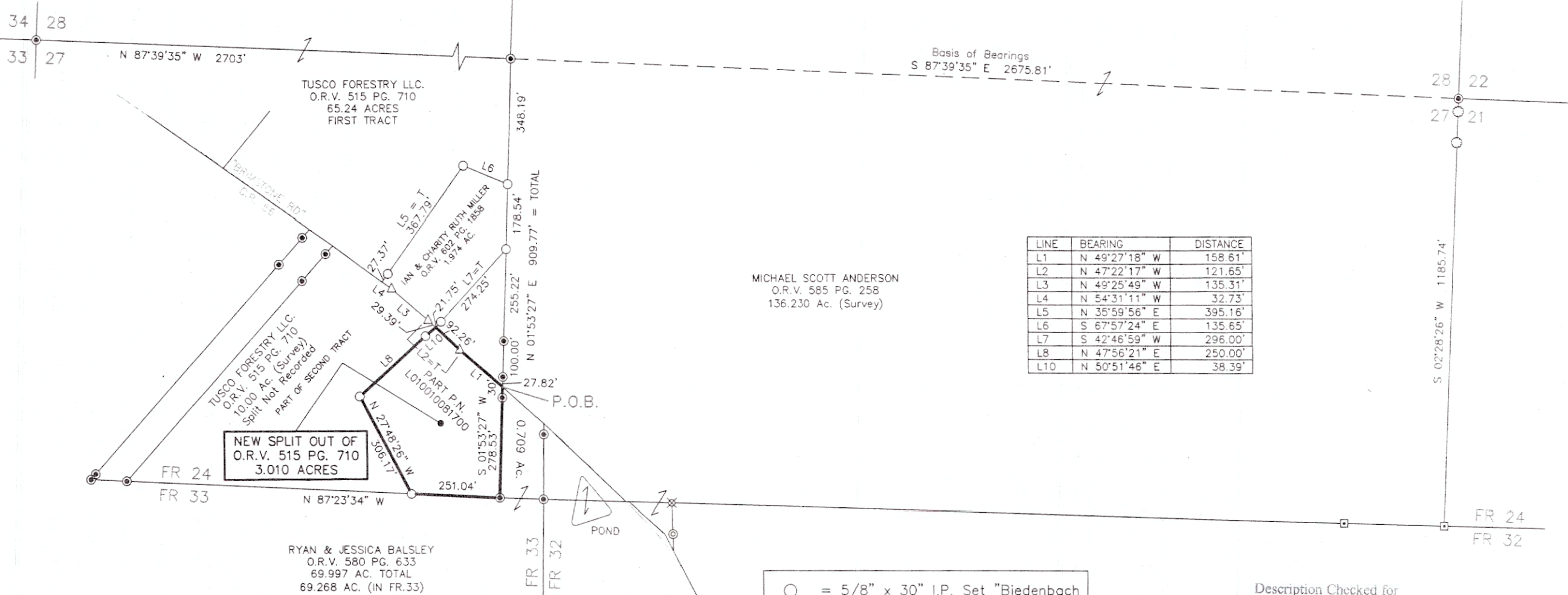


Scale : 1" = 200'

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'
L8	N 47°56'21" E	250.00'
L10	N 50°51'46" E	38.39'

MICHAEL SCOTT ANDERSON
O.R.V. 585 PG. 258
136.230 Ac. (Survey)

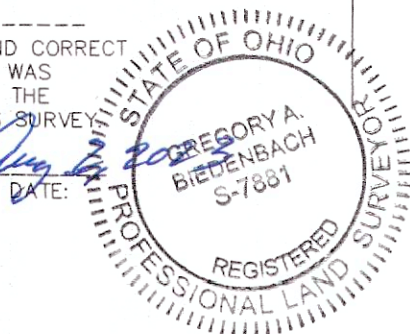
NEW SPLIT OUT OF
O.R.V. 515 PG. 710
3.010 ACRES

RYAN & JESSICA BALSLEY
O.R.V. 580 PG. 633
69.997 AC. TOTAL
69.268 AC. (IN FR.33)

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
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



- = 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"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Walker*
DATE: *8/17/23*

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.

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.

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