

Description of 69.977 Acres

The following described parcel is a new split out of the Tusco Forestry, LLC. property as conveyed by Tract Four and Tract 15 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 in Fraction 24 and part in Fraction 33 in 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 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, the following 2 courses:

1. North 02°12'18" East a distance of 2,093.10 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 at the northwest corner of an 81.56 acres tract as conveyed to Gary A. and Nancy S. Rubel by Official Records Volume 446, Page 171 of the Athens County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

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

1. North 02°31'44" East a distance of 684.21 feet to a marked stone found;
2. thence North 04°01'43" East a distance of 101.22 feet to a marked stone found at the southwest corner of a 52.22 acres tract as conveyed to Tusco Forestry, LLC. by the Second Tract of Official Records Volume 515, Page 710 of the Athens County Recorder's Office;

thence, with the south line of said Second Tract, South 87°23'34" East a distance of 2,720.14 feet to a 5/8" iron pin set at the southeast corner of said Second Tract and being the southwest corner of the Fourth Tract as conveyed to Tusco Forestry, LLC. by Official Records Volume 515, Page 710 of the Athens County Recorder's Office;

thence, with the common tract line, North 01°53'27" East a distance of 308.53 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 278.53 feet;

thence, with the center of County Road No. 56, South 48°17'26" East a distance of 152.76 feet to a point in the west line of the Paul McPherson property as conveyed by Official Records Volume 476, Page 2097 of the Athens County Recorder's Office;

thence, leaving the road and with the west line of said McPherson property, South 00°43'10" West a distance of 210.43 feet to a 5/8" iron pin set at the northeast corner of Fraction 33, passing through a 5/8" iron pin set at a distance of plus 30.00 feet;

thence, continuing with the west line of said McPherson property and with the east line of Fraction 33, South 00°43'10" West a distance of 1,156.99 feet to a point in the travelled portion of Cemetery Road, passing through two 5/8" iron pins set at distances of plus 787.73 feet and plus 1,126.99 feet, respectively;

thence, with the north line of a 4.70 acres tract as conveyed to Devin Neil and Shelley Sue Barton by Official Records Volume 278, Page 33 of the Athens County Recorder's Office and an extension thereof, North 88°01'36" West a distance of 1,454.57 feet to an iron pin set in the east line of the aforementioned Rubel property and being the northwest corner of a 3 acres tract as conveyed to Emmitt Maxwell and Karen Furner by Volume 385, Page 335 of the Athens County Recorder's Office, passing through two iron pipes found at distances of plus 166.05 feet and plus 952.94 feet, respectively;

thence, with said Rubel tract, the following 2 courses:

1. North 03°19'08" East a distance of 66.54 feet to an unmarked stone found;
2. thence North 74°48'38" West a distance of 1,462.92 feet to the **POINT OF BEGINNING**;

containing 69.977 acres, more or less, of which:
69.268 acres being all of Parcel No. L010010081300 and
0.709 acre being the residue of Parcel No. L010010082000.

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

Subject to the right-of-way of Cemetery 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".

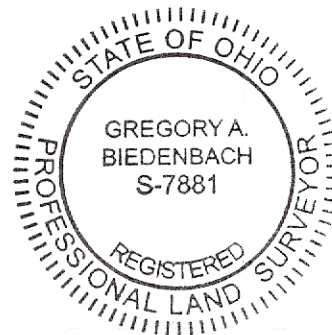
The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the southwest quarter of Section 27 used as a grid bearing of North 02°12'18" East as calculated from a GPS Observation NAD 83 Ohio South Zone.

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 515, Page 710.

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



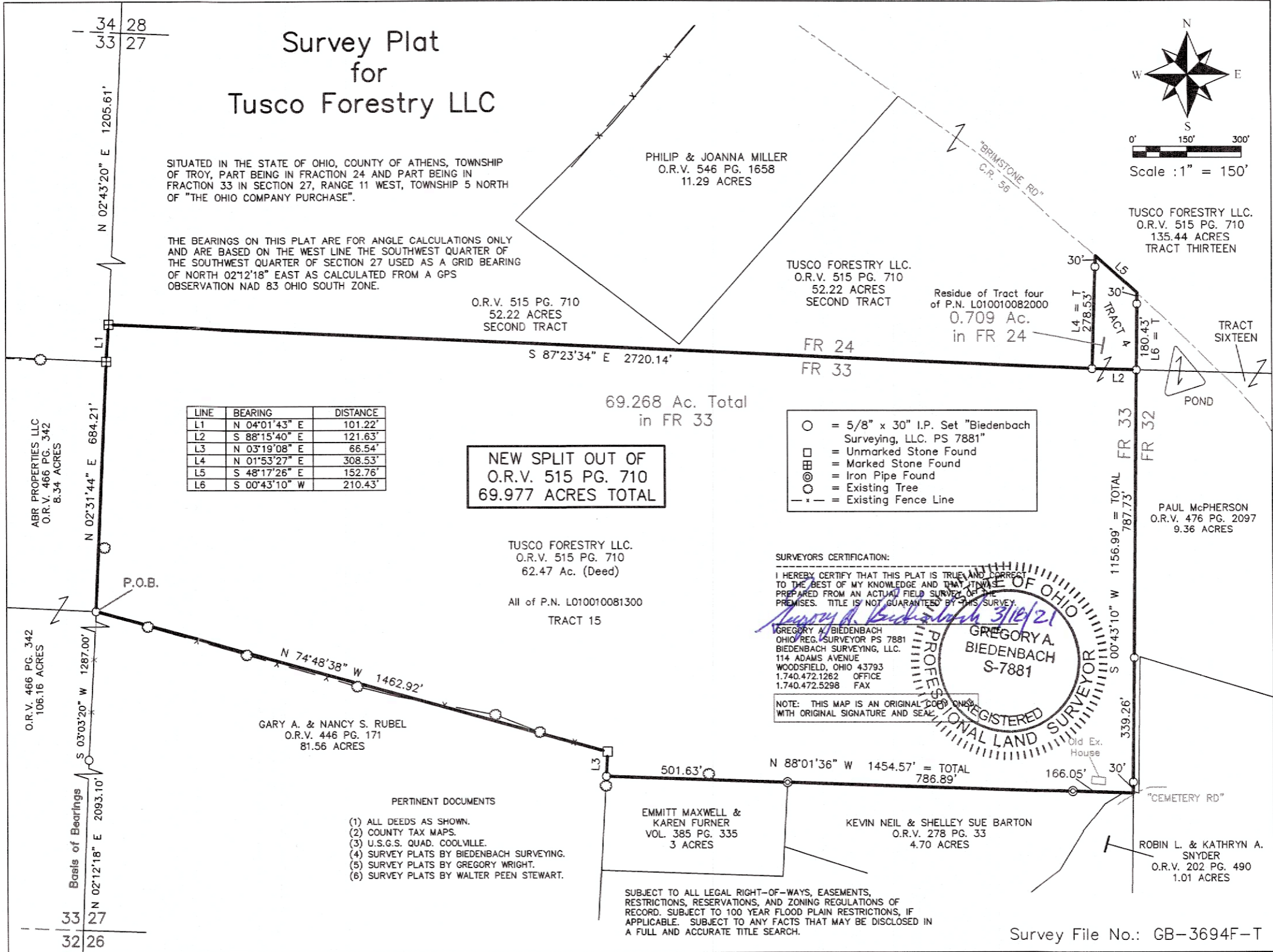
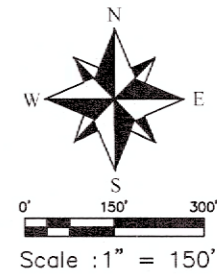
Cc: Survey File: GB-3694F-T

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bryan J. Johnson
DATE: 3/29/21

Survey Plat for Tusco Forestry LLC

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, PART BEING IN FRACTION 24 AND PART BEING IN FRACTION 33 IN 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 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.



**NEW SPLIT OUT OF
O.R.V. 515 PG. 710
69.977 ACRES TOTAL**

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

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.

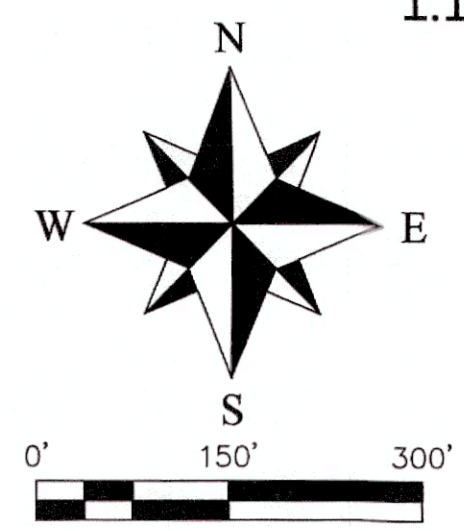
Gregory A. Biedenbach 3/16/21
GREGORY A. BIEDENBACH
 OHIO REG. SURVEYOR PS 7881
 BIEDENBACH SURVEYING, LLC.
 114 ADAMS AVENUE
 WOODSFIELD, OHIO 43793
 1.740.472.1262 OFFICE
 1.740.472.5298 FAX

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

- 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.

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.

BY: *Walter Peen*
 DATE: 3/16/21
 ENGINEER'S OFFICE
 Athens County
 Description Checked for
 Mathematical Accuracy



Survey Plat for Tusco Forestry LLC

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, PART BEING IN FRACTION 24 AND PART BEING IN FRACTION 33 IN 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 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.

PHILIP & JOANNA MILLER
O.R.V. 546 PG. 1658
11.29 ACRES

TUSCO FORESTRY LLC.
O.R.V. 515 PG. 710
52.22 ACRES
SECOND TRACT

Residue of Tract four
of P.N. L010010082000
0.709 Ac.
in FR 24

TUSCO FORESTRY LLC.
O.R.V. 515 PG. 710
135.44 ACRES
TRACT THIRTEEN

O.R.V. 515 PG. 710
52.22 ACRES
SECOND TRACT

S 87°23'34" E 2720.14'

69.268 Ac. Total
in FR 33

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

LINE	BEARING	DISTANCE
L1	N 04°01'43" E	101.22'
L2	S 88°15'40" E	121.63'
L3	N 03°19'08" E	66.54'
L4	N 01°53'27" E	308.53'
L5	S 48°17'26" E	152.76'
L6	S 00°43'10" W	210.43'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Gregory A. Biedenbach*
DATE: 3/29/21

TUSCO FORESTRY LLC.
O.R.V. 515 PG. 710
62.47 Ac. (Deed)

All of P.N. L010010081300
TRACT 15

GARY A. & NANCY S. RUBEL
O.R.V. 446 PG. 171
81.56 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 GREGORY WRIGHT.
- (6) SURVEY PLATS BY WALTER PEEN STEWART.

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Gregory A. Biedenbach March 19, 2021
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



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Old Ex. House

ROBIN L. & KATHRYN A. SNYDER
O.R.V. 202 PG. 490
1.01 ACRES

KEVIN NEIL & SHELLEY SUE BARTON
O.R.V. 278 PG. 33
4.70 ACRES

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

PAUL McPHERSON
O.R.V. 476 PG. 2097
9.36 ACRES

S 00°43'10" W 1156.99' = TOTAL
787.73'

S 00°43'10" W 1156.99' = TOTAL
787.73'

339.26'

166.05'

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