

Description of Parcel #5 (5.049 Acres)

The following described parcel is a new split out of a 172 acres tract by Tract Ten (P.N. L07-00100803-00) as conveyed to Tusco Forestry, LLC. by 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 the southeast part of Fraction 35 in Section 28, 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 set at the southeast corner of Fraction 35 (Note: Reference bearing on the south line of the east half of Fraction 35 in Section 28 used as South 87°18'44" East.);

thence, with the north line of Fraction 34 and being the south line of Fraction 35, North 87°18'44" West a distance of 358.38 feet to a point in or near the center of the Hocking River;

thence, in or near the center of the Hocking River, the following 3 courses:

1. North 42°52'25" West a distance of 320.47 feet to a point;
2. thence North 29°57'03" West a distance of 379.33 feet to a point;
3. thence North 16°40'40" West a distance of 93.17 feet to a point, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 77°21'44" West a distance of 266.33 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 116.33 feet;

thence South 11°54'27" West a distance of 192.37 feet to a 5/8" iron pin set;

thence, with the center of an existing field drive, the following 4 courses:

1. South 00°10'38" West a distance of 61.84 feet to a point;
2. thence South 02°40'58" East a distance of 40.95 feet to a point;
3. thence North 87°54'37" West a distance of 113.45 feet to a point;
4. thence South 72°27'40" West a distance of 19.62 feet to a point in the center of pavement of State Route No. 144;

thence, with the center of pavement of State Route No. 144, the following 7 courses:

1. North 11°55'33" East a distance of 207.41 feet to a point;
2. thence North 12°03'15" East a distance of 201.36 feet to a point;
3. thence North 08°27'11" East a distance of 112.33 feet to a point;
4. thence North 00°22'06" East a distance of 80.42 feet to a point;
5. thence North 05°36'13" West a distance of 102.55 feet to a point;

Description of Parcel #5 (5.049 Acres)

6. thence North 06°09'09" West a distance of 218.02 feet to a point;

7. thence North 04°02'37" West a distance of 174.72 feet to a point;

thence, leaving the road, South 89°51'55" East a distance of 166.96 feet to a point in or near the center of the Hocking River, passing through a 5/8" iron pin set at a distance of plus 30.15 feet;

thence, in or near the center of the Hocking River, the following 3 courses:

1. South 12°32'43" East a distance of 278.45 feet to a point;

2. thence South 18°50'01" East a distance of 205.10 feet to a point;

3. thence South 16°40'40" East a distance of 278.89 feet to the **POINT OF BEGINNING**;

containing 5.049 acres, more or less, out of Parcel No. L07-00100803-00.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 144.

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 east half of Fraction 35 in Section 28 used as an assumed bearing of South 87°18'44" East.

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 September 14, 2018. 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.


 Date Sept. 14, 2018 Gregory A. Biedenbach
 Ohio Registered Surveyor
 No. 7881.



Cc: Survey File: GB-2948F

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Brian J. Lippert
 DATE: 10/1/20

Survey Plat for TUSCO FORESTRY, LLC.

JACK T. & TERESA L. FOUGHT
O.R.V. 398 PG. 2222
FIRST TRACT
47.50 ACRES
P.N. L01-00100801-00

Scale : 1" = 200'



LINE	BEARING	DISTANCE
L1	N 62°31'44" E	300.00'
L2	S 35°28'29" E	70.00'
L3	N 76°41'51" E	439.95'
L5	S 56°17'56" W	309.21'
L6	N 35°28'29" W	305.38'
L7	S 63°47'35" W	169.21'
L8	N 26°12'25" W	80.00'
L9	S 63°47'35" W	140.00'
L10	N 27°28'16" W	180.00'
L11	N 81°54'31" E	417.97'
L12	S 29°57'03" E	379.33'
L13	N 15°22'11" W	80.87'
L14	N 07°40'43" W	88.75'
L15	N 01°30'56" E	85.34'
L16	N 07°17'45" E	36.60'
L17	N 11°55'33" E	207.41'
L18	S 89°51'55" E	166.96'
L19	S 12°32'43" E	364.11'
L20	S 18°50'01" E	205.10'
L21	S 16°40'40" E	372.06'
L22	N 12°03'15" E	201.36'
L23	N 08°27'11" E	112.33'
L24	N 00°22'06" E	80.42'
L25	N 05°36'13" W	102.55'
L26	N 06°09'09" W	218.02'
L27	N 04°02'37" W	199.63'
L28	S 42°52'25" E	320.47'
L30	N 26°19'23" W	195.41'
L31	N 22°06'31" W	75.68'
L33	S 11°59'24" W	396.28'
L34	S 21°17'04" W	333.52'
L35	S 06°06'42" W	64.80'
L38	N 06°45'08" W	81.43'
L39	N 13°52'02" W	80.78'
L40	N 22°28'34" W	79.28'
L41	N 28°02'03" W	81.15'
L42	N 30°11'40" W	119.67'
L43	N 27°11'15" W	179.10'
L44	N 26°53'57" W	181.89'
L45	N 32°06'00" W	147.09'
L46	S 02°37'33" W	355.56'
L47	N 42°53'09" W	120.97'
L48	N 39°40'47" W	144.35'
L49	N 36°42'58" W	89.16'
L50	N 32°56'33" W	90.53'
L51	N 26°40'53" W	312.04'
L53	N 72°27'40" E	19.62'
L54	S 87°54'37" E	113.45'
L55	N 02°40'58" W	40.95'
L56	N 00°10'38" E	61.84'
L57	N 11°54'27" E	192.37'
L58	N 77°21'44" E	266.33'

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF THE EAST HALF OF FRACTION 35 AND FRACTION 34 OF SECTION 28, 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 AN ASSUMED BEARING ON THE SOUTH LINE OF THE EAST HALF OF FRACTION 35 OF SECTION 28 USED AS NORTH 87°18'44" WEST.

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: *Brenton Williams*
DATE: 10/1/20

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT TEN
172 ACRES
P.N. L07-00100803-00

M & H PROPERTIES PLUS, LLC.
O.R.V. 487 PG. 645
6.108 ACRES
P.N. L0100-10074100

FRAC 23
PRIOR
LINE SEE:
GB-1872

DAVID A. & SHARON E. JOHNSON
O.R.V. 502 PG. 281
THIRD TRACT
4.80 ACRES
L01-00100740-00

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP COOLVILLE.
- (4) SURVEY PLAT BY BALTIMORE OHIO RAILROAD.
- (5) SURVEY PLAT BY WALTER PENN STEWART.
- (6) SURVEY PLAT 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 N. Biedenbach 9/14/2018
GREGORY N. 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.

ARTHUR COLE ET. AL
O.R.V. 24 PG. 508
6.212 ACRES
L0100-1007370-00