

JUL 10 2018

Jill Thompson
Athens County Auditor **Description of 9.353 Acres**

The following described parcel is a new split out of a 65.24 acres tract as conveyed to Tusco Forestry, LLC. by the First Tract of (Auditors P.N. L01-00100818-00 and P.N. L01-00100817-00) 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 Fraction 24 in the southwest quarter of Section 28 and part of Fraction 24 in the northwest quarter 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 set at the southwest corner of Section 28 (Note: Reference bearing on the south line of Section 28 used as South 87°39'35" East.);

thence, with the south line of Section 28 and being the north line of Section 27, South 87°39'35" East a distance of 1,929.99 feet to a point, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 27°04'05" East a distance of 197.98 feet to a 5/8" iron pin set;

thence South 39°45'17" West a distance of 205.56 feet to a point in the center of pavement of County Road No. 56, passing through a 5/8" iron pin set at a distance of plus 175.56 feet;

thence, with the center of pavement of County Road No. 56, the following 6 courses:

1. North 55°08'26" West a distance of 257.02 feet to a point;
2. thence North 55°53'33" West a distance of 337.08 feet to a point;
3. thence North 59°02'14" West a distance of 219.33 feet to a point, passing over the section line at a distance of plus 41.96 feet;
4. thence North 62°08'32" West a distance of 259.38 feet to a point;
5. thence North 61°12'53" West a distance of 151.93 feet to a point;
6. thence North 58°19'26" West a distance of 74.79 feet to a point;

thence, leaving the road, North 78°47'19" East a distance of 727.50 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 32.25 feet and plus 132.25 feet, respectively;

thence South 42°44'12" East a distance of 599.39 feet to a 5/8" iron pin set;

thence South 27°04'05" East a distance of 55.34 feet to the **POINT OF BEGINNING**;

containing 9.353 acres, more or less, of which:

- 6.766 acres are out of Parcel No. L01-00100818-00 (Fraction 24 Section 28) and
- 2.587 acres are out of Parcel No. L01-00100817-00 (Fraction 24 Section 27).

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

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

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 Section 28 used as an assumed bearing of South 87°39'35" 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 June 23, 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.

June 23, 2018 *Gregory A. Biedenbach*
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-2948F

Survey Plat for TUSCO FORESTRY, LLC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF FRACTION 24 AND FRACTION 34 IN SECTION 28, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE NORTHEAST QUARTER OF SECTION 33, AND 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 AN ASSUMED BEARING ON THE SOUTH LINE OF THE OF SECTION 28 USED AS SOUTH 87°39'33" EAST.

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. MAP COOLVILLE.
- (4) SURVEY PLATS BY BALTIMORE-OHIO RAILROAD.
- (5) SURVEY PLATS BY WALTER PEEM STEWART.
- (6) SURVEY PLATS BY GREGORY WRIGHT.
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING.

NOTE: AREA TAKEN BY BY 2.91 ACRE SPLIT

DORSEY BURCHAMMER
O.R.V. 333 PG. 1651
12.00 ACRES
PARCEL NO. L01-00100626-00

ROCKY L. ALLENDER
O.R.V. 200 PG. 711
85,000 ACRES
PARCEL NO. L01-00100627-00
47.50 ACRES (DEED TRACT)

ROCKY L. ALLENDER
O.R.V. 200 PG. 711
103,240 ACRES TOTAL
PARCEL NO. L01-00100635-00
18.50 ACRES (DEED TRACT)

WILLIAM T. PETERS ET. AL.
O.R.V. 228 PG. 039
81.84 ACRES

J.B. HAYES
O.R.V. 191 PG. 290
106,180 ACRES
PARCEL NO. L01-00100638-00

J.B. HAYES
O.R.V. 191 PG. 290
106,180 ACRES
PARCEL NO. L01-00100639-00

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 6 & 7
PARCEL NO. L01-00100636-00
(54,180 ACRES)

NEW SPLIT FROM
O.R.V. 515 PG. 710
SECOND TRACT
PARCEL # L01-00100616-00
5.989 ACRES IN SEC. 27
PARCEL # L01-00100617-00
6.189 ACRES TOTAL

NEW SPLIT FROM
O.R.V. 515 PG. 710
TRACT 5 & TRACT 6 & 7
93.882 ACRES TOTAL

P.O.B.
93,614
ACRES

SECOND TRACT
PARCEL NO. L01-00100618-00
74.74 ACRES

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
FIRST TRACT
PARCEL NO. L01-00100618-00
65.24 ACRES

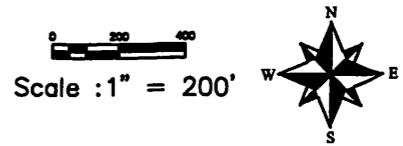
SECOND TRACT
PARCEL NO. L01-00100617-00
74.74 ACRES

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 6 & 7
180.3 ACRES
PARCEL NO. L01-00100614-00

NEW SPLIT FROM
O.R.V. 515 PG. 710
PART TRACT 12 &
PART FIRST TRACT
57.240 ACRES

TUSCO FORESTRY, LLC.
O.R.V. 515 PG. 710
TRACT 12
100 ACRES
PARCEL NO. L01-00100619-00

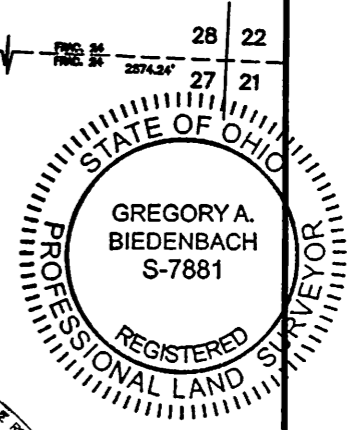
LINE	BEARING	LENGTH	W1101.24	W1101.24
L1	N 89°11'45" E	1159.10		
L2	N 03°07'22" E	1257.21		
L3	S 89°11'45" E	1159.10		
L4	S 87°39'33" E	1310.67		
L5	S 87°39'33" E	1310.67		
L6	S 87°39'33" E	1310.67		
L7	S 87°39'33" E	1310.67		
L8	S 87°39'33" E	1310.67		
L9	S 87°39'33" E	1310.67		
L10	S 87°39'33" E	1310.67		
L11	S 87°39'33" E	1310.67		
L12	S 87°39'33" E	1310.67		
L13	S 87°39'33" E	1310.67		
L14	S 87°39'33" E	1310.67		
L15	S 87°39'33" E	1310.67		
L16	S 87°39'33" E	1310.67		
L17	S 87°39'33" E	1310.67		
L18	S 87°39'33" E	1310.67		
L19	S 87°39'33" E	1310.67		
L20	S 87°39'33" E	1310.67		
L21	S 87°39'33" E	1310.67		
L22	S 87°39'33" E	1310.67		
L23	S 87°39'33" E	1310.67		
L24	S 87°39'33" E	1310.67		
L25	S 87°39'33" E	1310.67		
L26	S 87°39'33" E	1310.67		
L27	S 87°39'33" E	1310.67		
L28	S 87°39'33" E	1310.67		
L29	S 87°39'33" E	1310.67		
L30	S 87°39'33" E	1310.67		
L31	S 87°39'33" E	1310.67		
L32	S 87°39'33" E	1310.67		
L33	S 87°39'33" E	1310.67		
L34	S 87°39'33" E	1310.67		
L35	S 87°39'33" E	1310.67		
L36	S 87°39'33" E	1310.67		
L37	S 87°39'33" E	1310.67		
L38	S 87°39'33" E	1310.67		
L39	S 87°39'33" E	1310.67		
L40	S 87°39'33" E	1310.67		
L41	S 87°39'33" E	1310.67		
L42	S 87°39'33" E	1310.67		
L43	S 87°39'33" E	1310.67		
L44	S 87°39'33" E	1310.67		
L45	S 87°39'33" E	1310.67		
L46	S 87°39'33" E	1310.67		
L47	S 87°39'33" E	1310.67		
L48	S 87°39'33" E	1310.67		
L49	S 87°39'33" E	1310.67		
L50	S 87°39'33" E	1310.67		
L51	S 87°39'33" E	1310.67		
L52	S 87°39'33" E	1310.67		
L53	S 87°39'33" E	1310.67		
L54	S 87°39'33" E	1310.67		
L55	S 87°39'33" E	1310.67		
L56	S 87°39'33" E	1310.67		
L57	S 87°39'33" E	1310.67		
L58	S 87°39'33" E	1310.67		
L59	S 87°39'33" E	1310.67		
L60	S 87°39'33" E	1310.67		
L61	S 87°39'33" E	1310.67		
L62	S 87°39'33" E	1310.67		
L63	S 87°39'33" E	1310.67		
L64	S 87°39'33" E	1310.67		
L65	S 87°39'33" E	1310.67		
L66	S 87°39'33" E	1310.67		
L67	S 87°39'33" E	1310.67		
L68	S 87°39'33" E	1310.67		
L69	S 87°39'33" E	1310.67		
L70	S 87°39'33" E	1310.67		
L71	S 87°39'33" E	1310.67		
L72	S 87°39'33" E	1310.67		
L73	S 87°39'33" E	1310.67		
L74	S 87°39'33" E	1310.67		
L75	S 87°39'33" E	1310.67		
L76	S 87°39'33" E	1310.67		
L77	S 87°39'33" E	1310.67		
L78	S 87°39'33" E	1310.67		
L79	S 87°39'33" E	1310.67		
L80	S 87°39'33" E	1310.67		
L81	S 87°39'33" E	1310.67		
L82	S 87°39'33" E	1310.67		
L83	S 87°39'33" E	1310.67		
L84	S 87°39'33" E	1310.67		
L85	S 87°39'33" E	1310.67		
L86	S 87°39'33" E	1310.67		
L87	S 87°39'33" E	1310.67		
L88	S 87°39'33" E	1310.67		
L89	S 87°39'33" E	1310.67		
L90	S 87°39'33" E	1310.67		
L91	S 87°39'33" E	1310.67		
L92	S 87°39'33" E	1310.67		
L93	S 87°39'33" E	1310.67		
L94	S 87°39'33" E	1310.67		
L95	S 87°39'33" E	1310.67		
L96	S 87°39'33" E	1310.67		
L97	S 87°39'33" E	1310.67		
L98	S 87°39'33" E	1310.67		
L99	S 87°39'33" E	1310.67		
L100	S 87°39'33" E	1310.67		



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 PROPERTY. THIS IS NOT GUARANTEED BY THE SURVEYOR. TITLE IS NOT GUARANTEED BY THE SURVEYOR.
Gregory A. Biedenbach 6/23/18
 DATE:

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

- = 5/8" x 30" LP. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = LP.F. uncapped (also noted)
- ⊙ = 5" LP.F. "Highland 7581"
- ⊙ = 5" LP.F. "CTS 6844"
- = 1" pipe found
- ⊙ = post found
- ⊙ = unmarked stone found
- ⊙ = marked stone found
- ⊙ = tree or stump found



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Wendell H. Hiltner*
 DATE: _____