

JUL 11 2018

ENGINEER'S OFFICE
BY: Bryan Williams
DATE: 7/9/18

Jill Thompson
Athens County Auditor

Description of 93.862 Acres

The following described parcel is a new split out of a 30.00 acres tract as conveyed to Tusco Forestry, LLC. by the Tract Five of (Auditors P.N. L01-00100822-00) and part of a 69.32 acres tract as conveyed to Tusco Forestry by the Tract Six and Seven (Auditors P.N. L01-00100821-00 and P.N. L01-00100936-00) 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 the southeast quarter of Section 34 and part of the northeast quarter of Section 33, 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 set at the southeast corner of Section 34 and being the northeast corner of Section 33 (Note: Reference bearing on the south line of Section 28 used as South 87°39'35" East.);

thence, from said Point of Beginning with the east line of Section 33, South 02°43'20" West a distance of 1,205.61 feet to a marked stone found at the southwest corner of Fraction 24;

thence, continuing with the east line of Section 33, South 04°01'43" West a distance of 101.22 feet to a marked stone found at the northeast corner of the J.B. Hayes property as conveyed by Official Records Volume 191, Page 290 of the Athens County Recorder's Office;

thence, with the north line of said Hayes property, North 87°13'47" West a distance of 2,695.66 feet to a stone found in the east line of a 103.24 acres tract as conveyed to Rocky L. Allender by Official Records Volume 200, Page 711 of the Athens County Recorder's Office;

thence, with said Allender property, the following three courses:

1. North 02°46'13" East a distance of 646.80 feet to a 5/8" iron pin set;
2. thence South 87°13'47" East a distance of 1,386.00 feet to a 5/8" iron pin set;
3. thence North 02°46'13" East a distance of 1,415.62 feet to a 5/8" iron pin set in the east line of a 85.090 acres tract as conveyed to Rocky L. Allender by Official Records Volume 200, Page 711 of the Athens County Recorder's Office;

thence, with said Allender 85.09 acres tract, South 86°52'16" East a distance of 159.15 feet to a 5/8" iron pin set;

thence, continuing with said Allender property and an extension thereof, North 03°07'44" East a distance of 451.21 feet to a point in the center of pavement of County Road No. 56 (Brimstone Road), passing through a 5/8" iron pin set at a distance of plus 340.21 feet;

thence, with the center of pavement of County Road No. 56, the following 12 courses:

1. South 66°03'49" East a distance of 83.65 feet to a point;
2. thence South 81°19'40" East a distance of 78.18 feet to a point;
3. thence South 85°05'29" East a distance of 83.34 feet to a point;
4. thence South 82°54'52" East a distance of 54.01 feet to a point;
5. thence South 81°58'55" East a distance of 116.94 feet to a point;
6. thence North 87°14'42" East a distance of 122.23 feet to a point;

7. thence North 80°33'34" East a distance of 151.68 feet to a point;
8. thence North 83°26'53" East a distance of 60.09 feet to a point;
9. thence North 88°59'30" East a distance of 156.22 feet to a point;
10. thence South 85°22'50" East a distance of 119.48 feet to a point;
11. thence South 73°17'20" East a distance of 39.85 feet to a point;
12. thence South 53°50'57" East a distance of 113.09 feet to a point in the east line of Section 34;

thence, leaving the road and with the east line of Section 34, South 02°40'22" West a distance of 1,137.91 feet to the **POINT OF BEGINNING**, passing through a marked stone found at a distance of plus 103.88 feet and passing through a 5/8" iron pin set at a distance of plus 163.31 feet, respectively;

containing 93.862 acres, more or less, of which:

- 25.997 acres are in Section 34 out of Parcel No. L01-00100822-00;
- 7.945 acres are in Section 34 out of Parcel No. L01-00100821-00 and
- 59.920 acres are in Section 33 out of Parcel No. L01-00100936-00.

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.



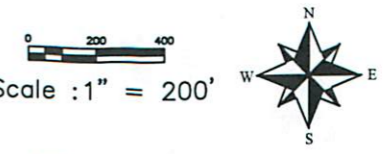
Survey Plat for TUSCO FORESTRY, LLC.

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°39'35" 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.

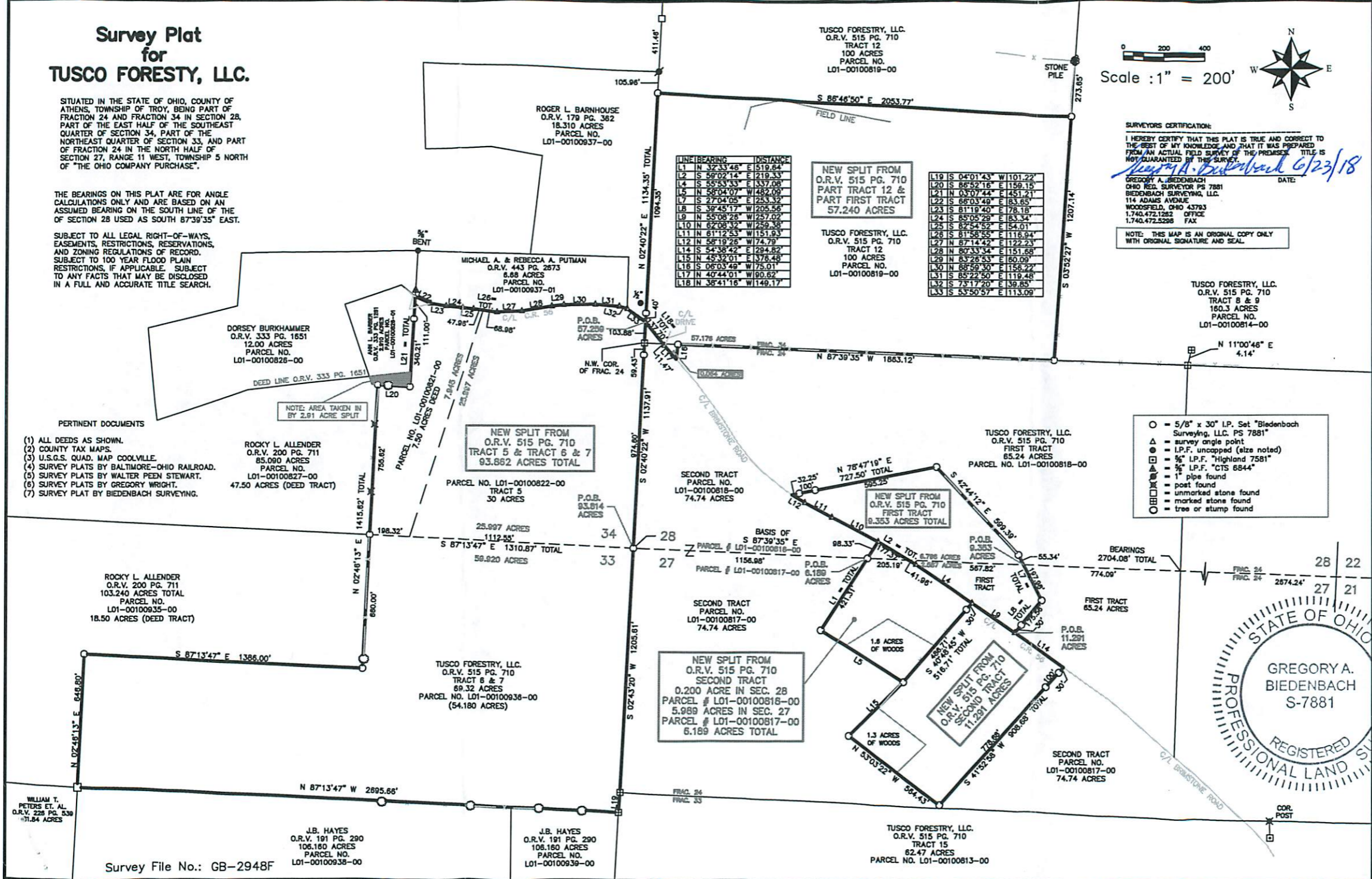
- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD, MAP COOLVILLE.
 - (4) SURVEY PLATS BY BALTIMORE-OHIO RAILROAD.
 - (5) SURVEY PLATS BY WALTER PEEN STEWART.
 - (6) SURVEY PLATS BY GREGORY WRIGHT.
 - (7) SURVEY PLAT BY BIEDENBACH SURVEYING.



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 6/23/18
 DATE:

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
Gregory A. Biedenbach
 DATE: 6/23/18



LINE	BEARING	DISTANCE
L1	N 32°33'48" E	519.64'
L2	S 56°02'14" E	219.33'
L4	S 55°53'14" E	337.08'
L5	N 56°04'07" W	482.09'
L7	S 27°04'05" E	253.32'
L8	S 39°45'17" W	205.56'
L9	N 55°08'26" W	257.02'
L10	N 62°08'32" W	259.35'
L11	N 81°12'53" W	151.93'
L12	N 56°19'25" W	74.79'
L14	S 54°36'42" E	284.82'
L15	N 45°32'01" E	376.48'
L16	S 06°03'49" W	75.01'
L17	N 40°44'01" W	90.62'
L18	N 36°41'16" W	149.17'

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.
 L01-00100819-00

L19	S 04°01'43" W	101.22'
L20	S 66°52'16" E	1159.15'
L21	N 83°07'44" E	1451.21'
L22	S 66°03'49" E	83.65'
L23	S 81°19'40" E	78.18'
L24	S 85°05'29" E	83.34'
L25	S 82°54'52" E	154.01'
L26	S 81°58'55" E	1116.94'
L27	N 87°14'42" E	1122.23'
L28	N 80°33'34" E	1151.68'
L29	N 83°26'53" E	60.09'
L30	N 88°50'30" E	1156.22'
L31	S 85°22'50" E	1119.48'
L32	S 75°17'20" E	39.85'
L33	S 53°50'57" E	1113.09'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- ⊙ = I.P.F. uncapped (size noted)
- ⊠ = 3/4" I.P.F. "Highland 7581"
- ⊞ = 3/4" I.P.F. "CTS 6844"
- ⊞ = 1" pipe found
- ⊞ = post found
- ⊞ = unmarked stone found
- ⊞ = marked stone found
- ⊞ = tree or stump found

