

Description of 160.014 Acres

Being a new survey of a 78.56 acres and an 80 acres tract as conveyed to Hershberger Sawing, Ltd. by Parcel One and Parcel Two of Official Records Volume 2668, Page 91 of the Muskingum County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part in the east half of the northwest quarter and being part in the west half of the northeast quarter of Section 15, Range 13 West, Township 10 North, of the "United States Military District" and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Boeshart 6512" at the northwest corner of the northeast quarter of the northwest quarter of Section 15 (Note: Reference bearing on the west line of the northeast quarter of the northwest quarter of Section 15 used as North 03°27'20" East);

thence, from said Point of Beginning and running with said section line, South 87°06'41" East a distance of 1,075.43 feet to a 5/8" iron pin set at the northwest corner of a 4.98 acres tract as conveyed to Kathryn E. and Larry M. Whetzel by Parcel Two of Deed Volume 1039, Page 71 of the Muskingum County Recorder's Office, passing through a 5/8" iron pin set in the center of John Marsh Road at a distance of plus 538.05 feet;

thence, with the south line of said Whetzel tract, the following seven courses:

1. South 70°26'37" East a distance of 232.28 feet to a 5/8" iron pin found uncapped;
2. thence South 71°33'35" East a distance of 72.99 feet to a 5/8" iron pin found uncapped, passing over the east line of the northwest quarter of Section 15 at a distance of plus 6.71 feet;
3. thence South 82°32'00" East a distance of 339.88 feet to a 5/8" iron pin found uncapped, passing through an iron pin set in the centerline of John Marsh Road at a distance of plus 44.25 feet;
4. thence North 80°46'58" East a distance of 138.16 feet to a 3/4" iron pin found uncapped, passing through an iron pin set in the centerline of John Marsh Road at a distance of plus 116.81 feet;
5. thence North 88°07'39" East a distance of 106.38 feet to an iron pin set;
6. thence South 82°01'43" East a distance of 199.74 feet to a 3/4" iron pin found uncapped;
7. thence South 68°49'28" East a distance of 486.25 feet to a 5/8" iron pin found uncapped in the east line of the northwest quarter of the northeast quarter of Section 15, passing through a 5/8" iron pin set in the centerline of John Marsh Road at a distance of plus 133.79 feet;

thence, with the east line of the west half of the northeast quarter of Section 15, South 03°06'45" West a distance of 2,486.33 feet to a 5/8" iron pin found capped "7113" at the southeast corner of the southwest quarter of the northeast quarter of Section 15, passing through a 5/8" iron pin set at a distance of plus 32.23 feet and passing through another iron pin set at the center of the northeast quarter of Section 15 at a distance of plus 1,122.89 feet;

thence, with the south line of the southwest quarter of the northeast quarter and the south line of the southeast quarter of the northwest quarter of Section 15, North 86°48'04" West a distance of 2,626.01 feet to a 5/8" iron pin found capped "Boeshart 6512" at the southwest corner of the southeast quarter of the northwest quarter of Section 15, passing through a 5/8" iron pin set at a distance of plus 1,313.01 feet;

thence, with the west line of the east half of the northwest quarter of Section 15, North 03°27'20" East a distance of 2,718.00 feet to the Point of Beginning, passing through a 5/8" iron pin set at the center of the northwest quarter of Section 15 at a distance of plus 1359.00 feet, passing through a 5/8" iron pin set at a distance of plus 1,590.37 feet, passing over the centerline of a run at a distance of plus 1,640.37 feet, passing through another 5/8" iron pin set at a distance of plus 1,690.37 feet, and passing through a 5/8" iron pin set in the centerline of John Marsh Road at a distance of plus 2,638.54 feet;

Containing 160.014 acres, more or less, of which:
78.417 acres are all of Parcel No. 08-95-15-04-000 and
81.597 acres are all of Parcel No. 08-95-15-05-000.

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

Subject to the right-of-way of John Marsh Road.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC, PS 7881".

The bearings in this description are for angle calculations only and are based on the west line of the northeast quarter of the northwest quarter of Section 15 used as an assumed bearing of North 03°27'20" East.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of March 21, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 2668, Page 91.

Surveyor:

Gregory A. Biedenbach

Date:

March 21, 2017

Survey File: GB-2394

DESCRIPTION
APPROVED

By: *[Signature]* 4/13/2017



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15 USED AS NORTH 03°27'20" 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.



0' 200' 400'
1" = 200'

Kathryn E. and
Larry M. Whetzel
Parcel One
147.63 Acres
D.V. 1039, Pg. 71

Daniel A. and
Rebecca L. Stefan
160.442 Acres
O.R.V. 2124, Pg. 473

P.O.B.
160.014
Acres
N.E. ¼
N.W. ¼
Section 15

C/L of
John Marsh Road - 40'
(Road Record 2, Plat 541)

C/L of
John Marsh Road - 40'
(Road Record 2, Plat 541)

Michael D. Finlaw and Rosann
M. Franks, Trustees of
Successors in Trust, Under the
Michael D. Finlaw Living Trust,
dated September 30, 1998
164.752 Acres
O.R.V. 1513, Pg. 990

- = 5/8" I.P. Fd. Uncapped (Unless Noted)
- = 5/8" Iron Pin Found Capped "7113"
- ⊙ = 1" Iron Pipe Found
- ⊗ = Fence Post Found
- ⊙ = 5/8" Iron Pin Found "Boeshart 6512"
- = 5/8" x 30" I.P. Set "Biedenbach"
- = Surveying, LLC. 7881" w/ 1 1/2" plastic cap
- = Tree or Stump Found With Wire
- = 1 1/2" dia. white PVC pipe set on line

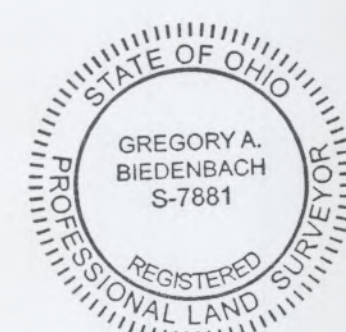
Michael D. Finlaw and Rosann
M. Franks, Trustees of
Successors in Trust, Under the
Michael D. Finlaw Living Trust,
dated September 30, 1998
164.752 Acres
O.R.V. 1513, Pg. 990

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.

OFFICE COPY
GREGORY A. BIEDENBACH
REG. SURVEYOR 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 ORIGINAL STAMP.



Timothy and
Kathy Krabill
70.26 Acres
O.R.V. 2549, Pg. 860

Mark C. Bumgardner
177 Acres
D.V. 1134, Pg. 810

Survey Plat for Hershberger Sawing, Ltd.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BRUSH CREEK, PART BEING IN THE EAST HALF OF THE NORTHWEST QUARTER AND PART BEING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, RANGE 13 WEST, TOWNSHIP 10 NORTH OF THE "UNITED STATES MILITARY DISTRICT".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "PHILO"
- (4) SURVEY PLATS BY ROBERT JAMES
- (5) SURVEY PLAT BY CHARLES HARKNESS
- (6) SURVEY PLAT BY RICHARD DANIELS
- (7) SURVEY PLAT BY JOSEPH SPILKER
- (8) SURVEY PLAT BY TERRY FINLEY
- (9) SURVEY PLAT OF JOHN MARSH ROAD (ROAD RECORD 2, PLAT 541)

Kathryn E. and
Larry M. Whetzel
Parcel One
147.63 Acres
D.V. 1039, Pg. 71

Parcel Two - 4.98 Acres
D.V. 1039, Pg. 71

New Survey of:
Hershberger Sawing, Ltd.
Parcel One
78.417 Acres
O.R.V. 2668, Pg. 91
ALL OF Parcel No.
08-95-15-04-000

Michael A. Komaromy
Second Parcel
of First Tract
37.92 Acres
O.R.V. 2360, Pg. 391
P.N. 08-80-10-12-000

Michael A. Komaromy
First Parcel
of First Tract
18 Acres
O.R.V. 2360, Pg. 391
P.N. 08-95-15-01-000

Michael A. Komaromy
First Parcel
of First Tract
18 Acres
O.R.V. 2360, Pg. 391
P.N. 08-95-15-01-000

Michael A. Komaromy
Second Parcel
of Second Tract
27 Acres
O.R.V. 2360, Pg. 391

Michael A. Komaromy
First Parcel
of Second Tract
35 Acres
O.R.V. 2360, Pg. 391

Michael A. Komaromy
Fifth Parcel
of Second Tract
76.14 Acres
O.R.V. 2360, Pg. 391

Howard E. and
Susan D. Mills
66.99 Acres
D.V. 1095, Pg. 287

Michael A. Komaromy
Fifth Parcel
of Second Tract
76.14 Acres
O.R.V. 2360, Pg. 391

LINE	BEARING	DISTANCE
L1	S 74°52'22" E	451.74'
L2	N 81°37'38" E	330.00'
L3	N 87°07'38" E	363.00'
L4	N 78°07'38" E	198.00'
L5	S 53°21'51" E	229.89'
L6	N 89°33'39" E	296.68'
L7	S 78°52'22" E	401.94'
L8	S 85°22'22" E	330.00'
L9	S 68°52'22" E	264.00'
L10	S 53°52'22" E	302.28'
L11	S 25°52'22" E	330.00'
L12	S 37°52'22" E	330.00'
L13	S 53°52'22" E	269.28'
L14	S 53°52'22" E	363.00'
L15	S 50°52'22" E	261.60'
L16	S 03°49'27" W	10.59'
L17	S 70°26'37" E	232.28'
L18	S 71°33'35" E	72.99'
L19	S 82°32'00" E	339.88'
L20	N 80°46'58" E	138.16'
L21	N 88°07'39" E	106.38'
L22	S 82°01'43" E	199.74'
L23	S 68°49'28" E	486.25'
L24	N 03°11'27" E	31.56'
L25	N 34°27'17" E	5.64'
L26	N 57°13'49" E	154.79'
L27	S 84°52'46" E	119.63'
L28	N 74°13'27" E	207.64'
L29	N 60°39'14" E	37.76'
L30	N 39°49'33" E	44.09'
L31	N 05°44'27" W	39.79'
L32	N 25°46'12" W	106.36'
L33	N 07°30'41" E	368.77'
L34	N 01°30'12" W	213.41'
L35	N 06°12'23" E	96.29'
L36	N 16°49'27" E	98.45'
L37	N 21°51'21" E	202.73'
L38	N 09°20'41" E	164.82'
L39	N 03°22'47" W	98.91'
L40	N 01°01'26" E	129.88'
L41	N 71°52'41" E	29.03'
L42	N 88°38'24" E	218.15'
L43	N 60°23'09" E	133.43'
L44	N 83°24'50" E	44.47'
L45	S 56°53'44" E	150.92'
L46	S 65°27'10" E	139.67'
L47	S 03°11'27" W	28.62'
L48	S 34°27'17" W	34.52'
L49	S 57°13'49" W	187.47'
L50	N 84°52'46" W	129.16'
L51	S 74°23'49" W	187.10'
L52	S 60°39'14" W	22.00'
L53	S 24°50'13" W	11.03'
L54	S 20°11'21" E	94.06'
L55	S 28°23'09" W	31.79'
L56	S 07°30'41" E	368.47'
L57	S 01°30'12" E	213.07'
L58	S 06°12'23" W	101.10'
L59	S 16°49'27" W	102.56'
L60	S 21°51'21" W	200.76'
L61	S 09°20'41" W	158.18'
L62	S 03°22'47" E	95.57'
L63	S 13°12'43" E	129.72'
L64	S 10°10'27" W	52.04'
L65	S 71°52'41" W	73.71'
L66	S 88°38'24" W	211.88'
L67	S 60°23'09" W	130.55'
L68	S 83°24'50" W	85.41'
L69	N 45°25'47" W	171.33'
L70	N 65°27'10" W	122.60'
L71	S 68°36'28" E	63.16'

DESCRIPTION
APPROVED
By: [Signature]