

## Description of Parcel No. 1 (47.581 Acres)

Being a new survey of the Fifth Part of Tract 2J, the Second Part of Tract 2J, Tract 2b, and a new split from the First Part of Tract 2J. And the Third Part of Tract 2J as conveyed to Frances Malone Henderson by Official Records Volume 442, Page 143 of the Athens County Recorder's Office and being bounded and described as follows:

Situated in the State of Ohio, County of Athens, Township of Troy, being part of Fraction 31 in Section 21, Range 11 West, Township 5 North, of the "Ohio Company Purchase" and being further bounded and described as follows:

Commencing for reference at a point at the northwest corner of Fraction 31 (Note: Reference bearing on the northwestern-most line of Fraction 31 used as South 88°48'47" East);

thence, with the north line of Fraction 31 as surveyed by Leonard F. Swoyer, Jr. on April 13, 1998, the following three courses:

1. South 88°48'47" East a distance of 295.02 feet to a point;
2. thence South 87°39'45" East a distance of 434.55 feet to a 1" iron rod found;
3. thence South 88°45'32" East a distance of 318.94 feet to a point in the centerline of Township Road No. 426 (Camel Hill Road), being the **TRUE POINT OF BEGINNING** for this description, passing through a 1" iron rod found at a distance of plus 263.88 feet;

thence, from said Point of Beginning and continuing with the north line of Fraction 31, South 89°49'28" East a distance of 1,312.28 feet to a 5/8" iron pin found capped "Roush 7999" in the south line of a 15.57 acres tract as conveyed to Alama Rood by the First Parcel of the Second Tract of Official Records Volume 464, Page 84 of the Athens County Recorder's Office, passing through an iron pin set at a distance of plus 124.74 feet;

thence, leaving the Fraction line with the south line of said Rood tract, the following two courses:

1. South 46°58'32" East a distance of 345.92 feet to an iron pin set, being located for reference North 82°55'46" East a distance of 5.82 feet from a 5/8" iron pin found capped "Roush 7999", passing through an unmarked stone found at a distance of plus 13.45 feet;
2. North 57°43'58" East a distance of 195.36 feet to an iron pin set in the west line of a residue tract as conveyed to Robert A. and Rena R. Vales by the Third Tract of Official Records Volume 422, Page 2490 of the Athens County Recorder's Office, being located for reference North 31°10'52" West a distance of 18.63 feet from a 5/8" iron pin found capped "Roush 7999";

thence, with the west line of said Vales tract, the following two courses:

1. South 55°46'27" East a distance of 364.13 feet to an unmarked stone found;
2. thence South 28°45'20" East a distance of 179.43 feet to a mine bolt found at the northwest corner of a 1.071 acres tract as conveyed to Ronald and Robin Russell by Official Records Volume 22, Page 773 of the Athens County Recorder's Office;

thence, with the west line of said Russell tract, South 30°13'43" East a distance of 151.68 feet to an iron pin set in the west right-of-way line of State Route No. 144 as recorded and conveyed to the State of Ohio in Official Records Volume 404, Page 2157 of the Athens County Recorder's Office and shown on ODOT Right-of-way plans ATH-144-2.65, Phase 1, Sheet 73 of 73;

thence, with the west right-of-way line of State Route No. 144, the following ten courses:

1. South  $63^{\circ}39'26''$  West a distance of 94.03 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
2. thence South  $71^{\circ}41'50''$  West a distance of 214.49 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
3. thence South  $63^{\circ}39'26''$  West a distance of 74.10 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
4. thence South  $32^{\circ}41'36''$  West a distance of 58.31 feet to a 5/8" iron pin found uncapped;
5. thence South  $26^{\circ}20'34''$  East a distance of 40.00 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W", passing over the centerline pavement of County Road No. 59 (Four Mile Creek Road) at a distance of plus 19.24 feet;
6. thence North  $85^{\circ}27'31''$  East a distance of 53.85 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
7. thence North  $63^{\circ}39'26''$  East a distance of 74.10 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
8. thence South  $26^{\circ}20'34''$  East a distance of 50.00 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
9. thence South  $32^{\circ}24'31''$  West a distance of 194.52 feet to a 5/8" iron pin found with aluminum cap "Zande ODOT R/W";
10. thence South  $26^{\circ}55'52''$  West a distance of 615.34 feet to a point in the centerline of the Hocking River, passing through an iron pin set at a distance of plus 434.91 feet;

thence, with the centerline of the Hocking River, South  $65^{\circ}19'43''$  West a distance of 224.83 feet to a point;

thence, leaving the river with the east line of a 5.905 acres tract as conveyed to Nick N. Shilatz by the Fifth Tract of Official Records Volume 459, Page 1074 of the Athens County Recorder's Office and the extension thereof, North  $23^{\circ}38'04''$  west a distance of 531.57 feet to a point in the centerline of County Road No. 59 (Four Mile Creek Road), being the northeast corner of said Shilatz tract, passing through four iron pins set at distances of plus 136.75 feet, plus 236.75 feet, plus 401.57 feet, and plus 501.57 feet, respectively;

thence, with the centerline of County Road No. 59, the following eight courses:

1. South  $60^{\circ}10'29''$  West a distance of 22.68 feet to a point;
2. thence South  $61^{\circ}52'24''$  West a distance of 102.37 feet to a point;
3. thence South  $66^{\circ}12'47''$  West a distance of 115.01 feet to a point;
4. thence South  $68^{\circ}06'08''$  West a distance of 84.32 feet to a point;
5. thence South  $70^{\circ}18'49''$  West a distance of 101.50 feet to a point;
6. thence South  $72^{\circ}09'47''$  West a distance of 87.70 feet to a point;

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7. thence South  $73^{\circ}07'16''$  West a distance of 93.35 feet to a point;
8. thence South  $62^{\circ}18'14''$  West a distance of 50.49 feet to a point in the centerline intersection with Township Road No. 426 (Camel Hill Road);

thence, with the centerline of Township Road No. 426, the following two courses:

1. North  $34^{\circ}33'51''$  East a distance of 68.39 feet to a point;
2. thence North  $26^{\circ}39'03''$  East a distance of 34.51 feet to a point;

thence, leaving the road with the east line of a 18.85 acres tract as conveyed to Nick N. Shilatz by the Fourth Tract of Official Records Volume 459, Page 1074 of the Athens County Recorder's Office, North  $31^{\circ}54'21''$  East a distance of 106.34 feet to an iron pin set, passing through an iron pin set at a distance of plus 86.34 feet;

thence, with the east line of said 18.85 feet Shilatz tract, North  $41^{\circ}18'06''$  West a distance of 164.66 feet to a point in the centerline of Township Road No. 426, passing through an iron pin set at a distance of plus 20.00 feet;

thence, with the centerline of Township Road No. 426, the following four courses:

1. North  $46^{\circ}40'12''$  West a distance of 47.11 feet to a point;
2. thence North  $58^{\circ}49'19''$  West a distance of 438.90 feet to a point;
3. thence North  $56^{\circ}36'27''$  West a distance of 74.99 feet to a point;
4. thence North  $28^{\circ}59'31''$  West a distance of 29.40 feet to a point at the southwest corner of a tract conveyed to F.W. Wedge by Deed Volume 91, Page 333 of the Athens County Recorder's Office (Current Owner Unknown);

thence, leaving the road with the south line of said Wedge tract, the following five courses:

1. North  $65^{\circ}36'18''$  East a distance of 284.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 130.00 feet;
2. thence North  $24^{\circ}23'42''$  West a distance of 33.00 feet to a spike nail set;
3. thence North  $65^{\circ}36'18''$  East a distance of 33.00 feet to a spike nail set;
4. thence South South  $24^{\circ}23'42''$  East a distance of 33.00 feet to an iron pin set;
5. thence North  $65^{\circ}36'18''$  East a distance of 90.72 feet to a 45" red oak tree found, passing through an iron pin set at a distance of plus 70.72 feet;

thence, with the east line of said Wedge tract and the east line of a 3.82 acres tract as conveyed to Nick N. Shilatz by Parcel B of Third Tract of Official Records Volume 459, Page 1074 of the Athens County Recorder's Office, North  $02^{\circ}41'06''$  East a distance of 456.47 feet to an iron pin set at the northeast corner of said 3.82 acres Shilatz tract, passing through two iron pins set at distances of plus 20.00 feet and plus 43.31 feet, respectively;

thence, with the north line of said 3.82 acres Shilatz tract, North  $89^{\circ}03'49''$  West a distance of 434.28 feet to a point in the centerline of Township Road No. 426, passing through two iron pins set at distances of plus 304.28 feet and plus 404.28 feet, respectively;

thence, with the centerline of Township Road No. 426, the following three courses:

1. North 17°41'45" West a distance of 17.58 feet to a point;
2. thence North 13°02'39" West a distance of 84.74 feet to a point;
3. thence North 08°11'44" West a distance of 74.49 feet to the Point of Beginning;

Containing 47.709 acres, more or less.

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**EXCEPTING** a 0.11 acre tract (0.128 acre survey) as conveyed to Emily A. Wedge by Deed Volume 59, Page 397 of the Athens County Recorder's Office in the middle of the above-described 47.709 acres tract, being north of County Road No. 59 and being bounded and described as follows;

Commencing for reference at a point at the northwest corner of Fraction 31 (Note: Reference bearing on the northwestern-most line of Fraction 31 used as South 88°48'47" East);

thence, with the north line of Fraction 31 as surveyed by Leonard F. Swoyer, Jr. on April 13, 1998, the following three courses:

1. South 88°48'47" East a distance of 295.02 feet to a point;
2. thence South 87°39'45" East a distance of 434.55 feet to a 1" iron rod found;
3. thence South 88°45'32" East a distance of 318.94 feet to a point in the centerline of Township Road No. 426 (Camel Hill Road), passing through a 1" iron rod found at a distance of plus 263.88 feet;

thence, continuing with the north line of Fraction 31, South 89°49'28" East a distance of 1,186.61 feet to a point at the northeast corner of the First Part of Tract 2J and the northwest corner of the Third Part of Tract 2J of Official Records Volume 442, Page 143 of the Athens County Recorder's Office;

thence, leaving the fraction line with said tract line, South 01°05'59" West a distance of 853.64 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this exception description;

thence, from said Point of Beginning for this exception description and leaving the tract line, South 35°14'30" East a distance of 113.52 feet to an iron pin set;

thence South 66°11'31" East a distance of 47.52 feet to an iron pin set in the aforementioned tract line;

thence, with said tract line, the following two courses:

1. South 83°05'59" West a distance of 112.20 feet to an iron pin set;
2. thence North 01°05'59" East a distance of 125.40 feet to the Point of Beginning;

Containing 0.128 acre, more or less, of exception.

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Containing **47.581 Acres Total**, more or less, of which:

- 0.258 acre is from Parcel No. L01-00100365-00,
- 1.849 acres are from Parcel No. L02-0040021-00,
- 0.682 acre is from Parcel No. L02-00100364-00 in the Hocking River, and
- 44.792 acres are from Parcel No. L00100364-00 out of the Hocking River.

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

Subject to the right-of-way of County Road No. 59 (Four Mile Creek Road).

Subject to the right-of-way of Township Road No. 426 (Camel Hill 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. 7881 – 8534".

The bearings in this description are for angle calculations only and are based on the northwestern-most line of Fraction 31 used as an assumed bearing of South 88°48'47" East.

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

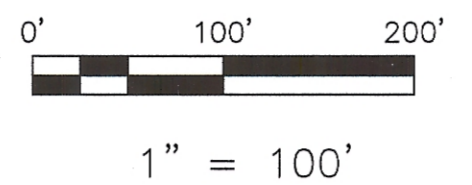
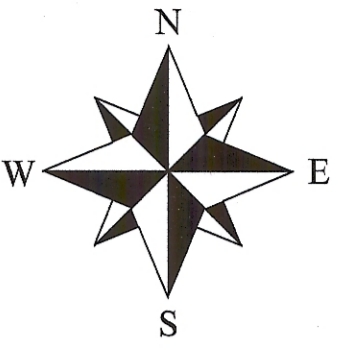
The above description was prepared by Russell Claus, Registered Surveyor No. 8534, based on an actual field survey of February 3, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 442, Page 143.

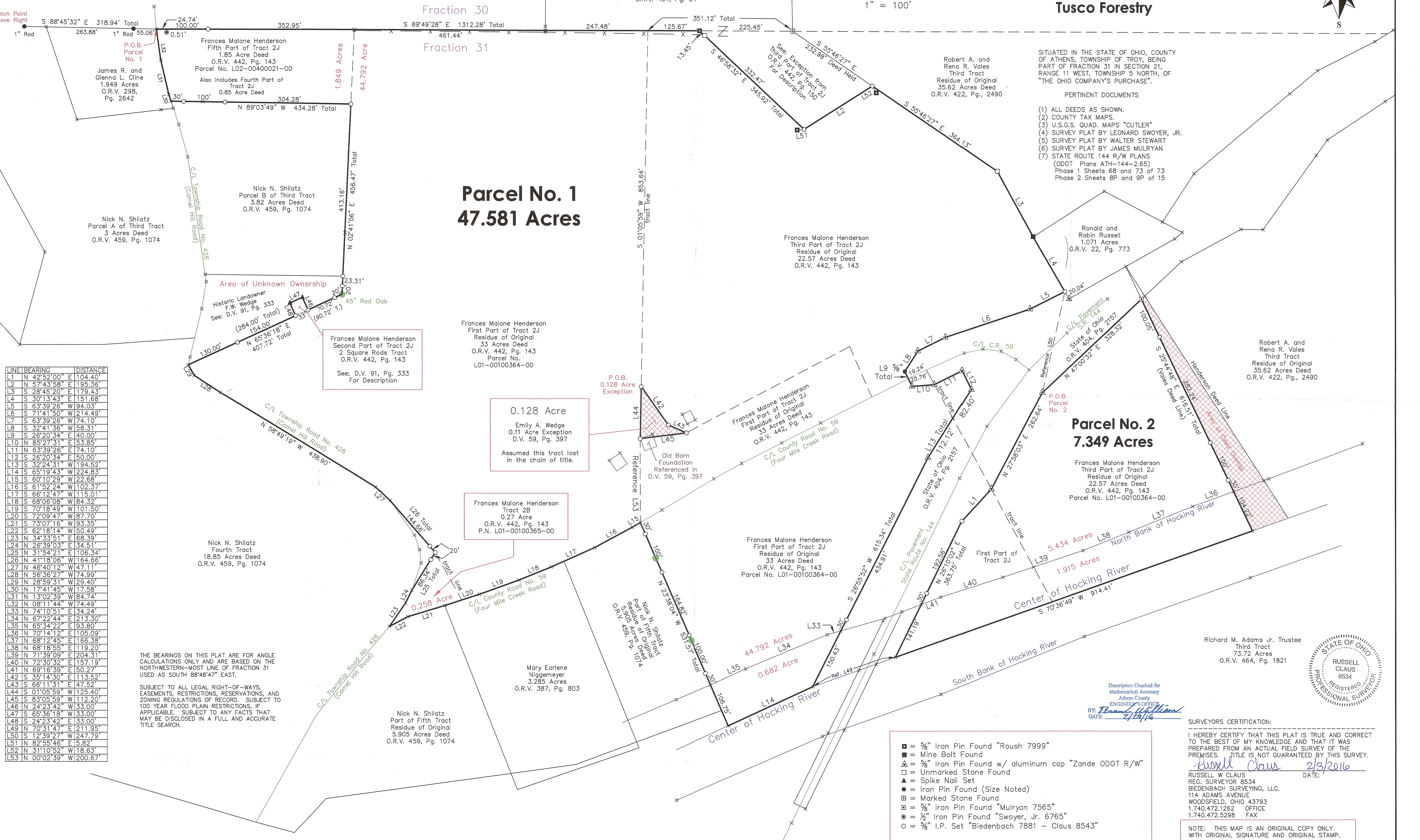
Surveyor: Russell Claus  
Date: 2/3/2016  
Survey File: GB-2400



# Survey Plat for Tusco Forestry



Basis of Bearings  
 S 88°48'47" E 295.02'  
 S 87°39'45" E 434.55'  
 Match Point See Below Left



SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF FRACTION 31 IN SECTION 21, RANGE 11 WEST, TOWNSHIP 5 NORTH, OF "THE OHIO COMPANY'S PURCHASE".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "CUTLER"
- (4) SURVEY PLAT BY LEONARD SWOYER, JR.
- (5) SURVEY PLAT BY WALTER STEWART
- (6) SURVEY PLAT BY JAMES MULRYAN
- (7) STATE ROUTE 144 R/W PLANS (ODOT Plans ATH-144-2.65) Phase 1 Sheets 68 and 73 of 73 Phase 2 Sheets 8P and 9P of 15

LINE	BEARING	DISTANCE
L1	N 42°52'00" E	104.40'
L2	N 57°43'58" E	195.36'
L3	S 28°45'20" E	179.43'
L4	S 30°13'43" E	151.68'
L5	S 63°39'26" W	94.03'
L6	S 71°41'50" W	214.49'
L7	S 63°39'26" W	74.10'
L8	S 32°41'36" W	58.31'
L9	S 26°20'34" E	40.00'
L10	N 85°27'31" E	53.85'
L11	N 63°39'26" E	74.10'
L12	S 26°20'34" W	50.00'
L13	S 32°24'34" W	194.52'
L14	S 65°19'43" W	224.83'
L15	S 60°10'29" W	22.68'
L16	S 61°52'24" W	102.37'
L17	S 66°12'47" W	115.01'
L18	S 68°06'08" W	84.32'
L19	S 70°18'49" W	101.50'
L20	S 72°09'47" W	87.70'
L21	S 73°07'16" W	93.35'
L22	S 62°18'14" W	50.49'
L23	N 34°33'51" E	68.39'
L24	N 26°39'03" E	34.51'
L25	N 31°54'21" E	106.34'
L26	N 41°18'06" W	164.66'
L27	N 46°40'12" W	47.11'
L28	N 56°36'27" W	74.99'
L29	N 28°59'31" W	29.40'
L30	N 17°41'45" W	17.58'
L31	N 13°02'39" W	84.74'
L32	N 08°11'44" W	74.49'
L33	N 74°10'51" E	34.24'
L34	N 67°22'44" E	213.30'
L35	N 65°34'22" E	93.80'
L36	N 70°14'12" E	105.09'
L37	N 68°12'45" E	166.38'
L38	N 68°18'55" E	119.20'
L39	N 71°39'09" E	204.31'
L40	N 72°30'32" E	157.19'
L41	N 69°16'39" E	50.27'
L42	S 35°14'30" E	113.52'
L43	S 66°11'31" E	47.52'
L44	S 01°05'59" W	125.40'
L45	S 83°05'59" W	112.20'
L46	N 24°23'42" W	33.00'
L47	S 65°36'18" W	33.00'
L48	S 24°23'42" E	33.00'
L49	N 70°31'47" E	211.95'
L50	S 12°39'27" W	247.79'
L51	N 82°55'46" E	5.82'
L52	N 31°10'52" W	18.63'
L53	N 00°02'39" W	200.67'

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE NORTHWESTERN-MOST LINE OF FRACTION 31 USED AS SOUTH 88°48'47" 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.

- = 3/8" Iron Pin Found "Roush 7999"
- = Mine Bolt Found
- ▲ = 3/8" Iron Pin Found w/ aluminum cap "Zande ODOT R/W"
- = Unmarked Stone Found
- ▲ = Spike Nail Set
- = Iron Pin Found (Size Noted)
- = Marked Stone Found
- = 3/8" Iron Pin Found "Mulryan 7565"
- = 1/2" Iron Pin Found "Swoyer, Jr. 6765"
- = 3/8" I.P. Set "Biedenbach 7881 - Claus 8543"

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.

*Russell Claus* 2/3/2016

RUSSELL W. CLAUS  
 REG. SURVEYOR 8534  
 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.

