

## Description of Parcel #1 (12.010 Acres)

### EXHIBIT A

The following described parcel is a new split out of a 160.30 acres tract as conveyed to Tusco Forestry, LLC. by the Tract Eight and Nine of (Auditors P.N. L01-00100804-00) 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 northeast part of Fraction 34 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 northeast corner of Fraction 34 (Note: Reference bearing on the north line of the east half of Fraction 34 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 at the northwest corner of a 4.80 acres tract as conveyed to David A. and Sharon E. Johnson by the Third Tract of Official Records Volume 502, Page 281 of the Athens County Recorder's Office;

thence, with the west line of said Johnson tract, South 14°20'01" East a distance of 397.75 feet to a 5/8" iron pin set on the west bank of the Hocking River, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the west line of said Johnson property, South 14°20'01" East a distance of 830.87 feet to a point in the east line of Section 28 and being the east line of Fraction 34;

thence, with said section line, South 02°37'33" West a distance of 355.56 feet to a point in the center of pavement of State Route No. 144, passing through a 1" pipe found at a distance of plus 34.81 feet;

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

1. North 43°58'39" West a distance of 734.87 feet to a point;
2. thence North 42°53'09" West a distance of 120.97 feet to a point;
3. thence North 39°40'47" West a distance of 144.35 feet to a point;
4. thence North 36°42'58" West a distance of 89.16 feet to a point;
5. thence North 32°56'33" West a distance of 90.53 feet to a point;
6. thence North 26°40'53" West a distance of 312.04 feet to a point;
7. thence North 27°28'16" West a distance of 20.00 feet to a point;

thence, leaving the road, North 63°47'35" East a distance of 140.00 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 30.00 feet;

thence South 26°12'25" East a distance of 80.00 feet to a 5/8" iron pin set;

thence North 63°47'35" East a distance of 169.21 feet to a 5/8" iron pin set;

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thence South 35°28'29" East a distance of 305.38 feet to a 5/8" iron pin set;

thence North 56°17'56" East a distance of 309.21 feet to the **POINT OF BEGINNING**;

containing 12.010 acres, more or less, out of Parcel No. L01-00100804-00.

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 north line of east half of Fraction 34 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.

*Sept. 14, 2018* *Gregory A. Biedenbach*

Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-2948F

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Gregory A. Biedenbach*  
DATE: *9/28/18*

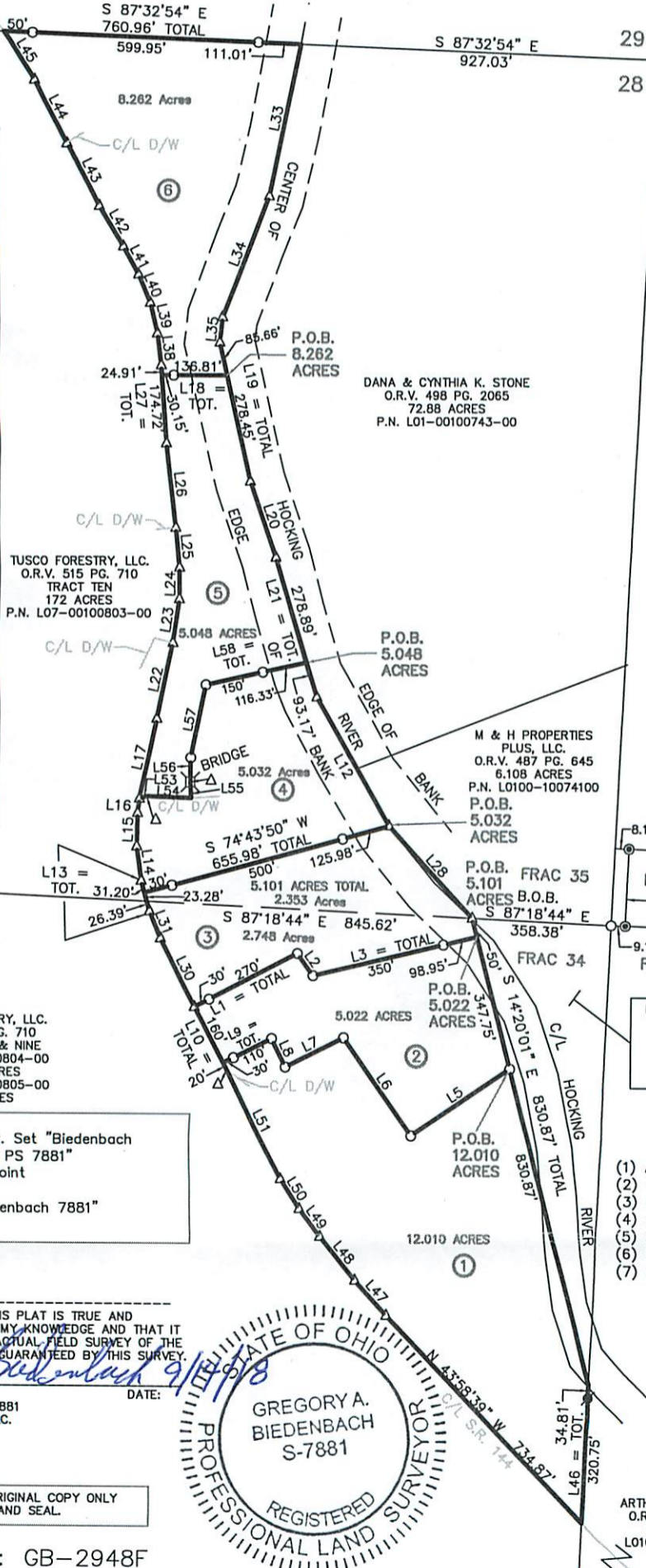
# Survey Plat for TUSCO FORESTRY, LLC.

Scale : 1" = 200'

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



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'
L4	S 56°17'56" W	309.21'
L5	N 35°28'29" W	305.38'
L6	S 63°47'35" W	169.21'
L7	N 26°12'25" W	80.00'
L8	S 63°47'35" W	140.00'
L9	N 27°28'16" W	180.00'
L10	N 81°54'31" E	417.97'
L11	S 29°57'03" E	379.33'
L12	N 15°22'11" W	80.87'
L13	N 07°40'43" W	88.75'
L14	N 01°30'56" E	85.34'
L15	N 07°17'45" E	36.60'
L16	N 11°55'33" E	207.41'
L17	S 89°51'55" E	166.96'
L18	S 12°32'43" E	364.11'
L19	S 18°50'01" E	205.10'
L20	S 16°40'40" E	372.06'
L21	N 12°03'15" E	201.36'
L22	N 08°27'11" E	112.33'
L23	N 00°22'06" E	80.42'
L24	S 05°36'13" W	102.55'
L25	N 06°09'09" W	218.02'
L26	N 04°02'37" W	199.63'
L27	S 42°52'25" E	320.47'
L28	N 26°19'23" W	195.41'
L29	N 22°06'31" W	75.68'
L30	S 11°59'24" W	396.28'
L31	S 21°17'04" W	333.52'
L32	S 06°06'42" W	64.80'
L33	N 06°45'08" W	81.43'
L34	N 13°52'02" W	80.78'
L35	N 22°28'34" W	79.28'
L36	N 28°02'03" W	81.15'
L37	N 30°11'40" W	119.67'
L38	N 27°11'15" W	179.10'
L39	N 26°53'57" W	181.89'
L40	N 32°06'00" W	147.09'
L41	S 02°37'33" W	355.56'
L42	N 42°53'09" W	120.97'
L43	N 39°40'47" W	144.35'
L44	N 36°42'58" W	89.16'
L45	N 32°56'33" W	90.53'
L46	N 26°40'53" W	312.04'
L47	N 72°27'40" E	19.62'
L48	S 87°54'37" E	113.45'
L49	N 02°40'58" W	40.95'
L50	N 00°10'38" E	61.84'
L51	N 11°54'27" E	192.37'
L52	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.

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

DANA & CYNTHIA K. STONE  
O.R.V. 498 PG. 2065  
72.88 ACRES  
P.N. L01-00100743-00

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

TUSCO FORESTRY, LLC.  
O.R.V. 515 PG. 710  
TRACT EIGHT & NINE  
160.30 ACRES  
P.N. L01-00100804-00  
P.N. L01-00100805-00  
6.28 ACRES

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 A. Biedenbach* 9/18/18  
GREGORY A. 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



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