

Description of 50.039 Acres

The following described parcel is a new split out of a 160.30 acres tract as conveyed to Tusco Forestry, LLC. by Tract Eight and Nine of Official Records Volume 515, Page 710 of the (Auditors P.N. L01-00100804-00) of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Troy, being part of Fraction 34 in the southeast quarter of 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 southeast corner of Section 28 (Note: Reference bearing on the east line the southeast quarter of the southeast quarter of Section 28 used as North 02°37'33" East.);

thence, with the east the southeast quarter of Section 28, North 02°37'33" East a distance of 1,034.03 feet to a 5/8" iron pin set at the southeast corner of Fraction 34, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning with the south line of said Fraction 34, North 87°39'35" West a distance of 1,570.00 feet to a 5/8" iron pin set;

thence North 02°20'25" East a distance of 1,300.00 feet to a 5/8" iron pin set;

thence North 36°17'32" East a distance of 866.30 feet to a point in the center of pavement of State Route No. 144, passing through two 5/8" iron pins set at distances of plus 736.30 feet and plus 836.30 feet, respectively;

thence, with the center of pavement of State Route No. 144, the following 8 courses:

1. South 26°19'23" East a distance of 55.00 feet to a point;
2. thence South 27°28'16" East a distance of 180.00 feet to a point;
3. thence South 26°40'53" East a distance of 312.04 feet to a point;
4. thence South 32°56'33" East a distance of 90.53 feet to a point;
5. thence South 36°42'58" East a distance of 89.16 feet to a point;
6. thence South 39°40'47" East a distance of 144.35 feet to a point;
7. thence South 42°53'09" East a distance of 120.97 feet to a point;
8. thence South 43°58'39" East a distance of 734.87 feet to a point in the east line of Fraction 34 and being the east line of Section 28;

thence, with the east line of Fraction 34 and being the east line of Section 28, South 02°37'33" West a distance of 698.20 feet to the **POINT OF BEGINNING**, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 50.039 acres, more or less, being part of P.N. L010010080400.

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 east line of the southeast quarter of the southeast quarter of Section 28 used as an assumed bearing of North 02°37'33" 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 February 15, 2022. 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.

Feb. 15, 2022 Gregory A. Biedenbach

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



Cc: Survey File: GB-3894F

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Priscilla Williams*
DATE: *2/24/22*

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 25 2022

Jill Thompson
Athens County Auditor