

JUL 10 2018

Jill Thompson
Athens County Auditor

Description of 57.240 Acres

The following described parcel is a new split out of a 100 acres tract as conveyed to Tusco Forestry, LLC. by Tract 12 (Auditors P.N. L01-00100819-00) and part of a 65.24 acres tract as conveyed to Tusco Forestry, LLC. by the First Tract of (Auditors P.N. L01-00100818-00) 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 Fraction 24 in the southwest quarter of Section 28 and part of Fraction 34 in the southwest 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 southwest corner of Section 28 (Note: Reference bearing on the south line of Section 28 used as South 87°39'35" East.);

thence, with the west line of Section 28, North 02°40'22" East a distance of 1,034.03 feet to a marked stone found at the northwest corner of Fraction 24 and being the southwest corner of Fraction 34 in Section 28;

thence, continuing with the west line of Section 28, North 02°40'22" East a distance of 103.88 feet to a point in the center of County Road No. 56 (Brimstone Road), being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning continuing with the west line of Section 28, North 02°40'22" East a distance of 1,134.35 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 40.00 feet;

thence, leaving the section line, South 86°46'50" East a distance of 2,053.77 feet to an iron pin set in the east line of the aforesaid 100 tract;

thence, with the east line of said 100 acres tract, South 03°52'27" West a distance of 1,207.14 feet to a 5/8" iron pin set at the southeast corner of said 100 acres tract and being in the south line of Fraction 34 and in the north line of Fraction 24;

thence, with the south line of said 100 acres tract and said fraction line, North 87°39'35" West a distance of 1,863.12 feet to a 5/8" iron pin set;

thence, passing through Fraction 24, South 06°03'49" West a distance of 75.01 feet to a point in the center of County Road No. 56;

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

1. North 40°44'01" West a distance of 90.62 feet to a point;
2. thence North 38°41'16" West a distance of 149.17 feet to the **POINT OF BEGINNING**, passing over the north line of Fraction 24 and being the south line of Fraction 34 at a distance of plus 11.47 feet;

containing 57.240 acres, more or less, of which:

57.176 acres are out of Parcel No. L01-00100819-00 (Fraction 34) and
0.064 acre is out of Parcel No. L01-00100818-00 (Fraction 24).

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.

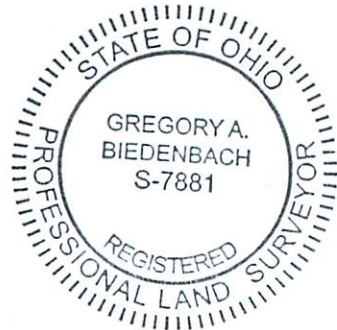
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

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.



Cc: Survey File: GB-2948F

