

Description of 20.692 Acres

The following described parcel is part of Tract 17 and 18 as conveyed to Tusco Forestry, LLC 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 Carthage, being in the northeast part of the southeast quarter of Section 23, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of Section 23 (calculated from Ohio Department of Highways Right-of-Way Plans ATH-50-27.21) (Note: Reference bearing on the east line of the southeast quarter of Section 23 used as North 02°24'08" East.);

thence, with the east line of the southeast quarter of Section 23, North 02°24'08" East a distance of 1,763.91 feet to an iron pin set in the north right-of-way line of State Route No. 50 and being the northeast corner of a 1.054 acres tract as conveyed to the State of Ohio by Official Records Volume 279, Page 898 of the Athens County Recorder's Office, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with said State of Ohio property, the following 8 courses:

1. North 64°01'55" West a distance of 297.96 feet to an iron pin found capped "R.D. Zande and Associates";
2. thence North 73°39'58" West a distance of 162.14 feet to an iron pin found capped "R.D. Zande and Associates";
3. thence North 64°47'09" West a distance of 267.67 feet to an iron pin found capped "R.D. Zande and Associates";
4. thence North 45°51'38" West a distance of 183.98 feet to an iron pin found capped "R.D. Zande and Associates";
5. thence North 60°58'24" West a distance of 159.87 feet to an iron pin found capped "R.D. Zande and Associates";
6. thence North 81°58'23" West a distance of 283.32 feet to an iron pin found capped "R.D. Zande and Associates";
7. thence North 48°01'45" West a distance of 143.66 feet to an railroad spike set in the pavement of Township Road No. 570";
8. thence North 66°46'27" West a distance of 9.57 feet to a point in or near the center of pavement of Township Road No. 570;

thence, with the center of pavement of Township Road No. 570, the following two courses:

1. North 12°47'19" West a distance of 195.06 feet to a point;
2. thence North 08°53'02" West a distance of 135.59 feet to point;

thence, leaving the road, North 80°38'44" East a distance of 192.41 feet to a point in the north line of the southeast quarter of Section 23, an iron pin found capped "Newman 8043" bears North 25°00'38" East a distance of 0.28 feet, passing through a 5/8" iron pin found capped "Newman 8043" at a distance of plus 38.08 feet;

thence, with the north line of the southeast quarter as evidence by existing monumentation and lines of occupation, the following two courses:

1. South 87°23'25" East a distance of 80.67 feet to a 5/8" iron pin found uncapped, passing through a 5/8" iron pin found uncapped at a distance of plus 70.69 feet;
2. thence South 87°38'24" East a distance of 1,167.67 feet to an iron pin set at the northeast corner of the southeast quarter of Section 23, passing through an iron pin set at the southeast corner of a 5.922 acres tract as conveyed to Ronald L. and Lavondia L. Smith by Volume 314, Page 2402 of the Athens County Recorder's Office at a distance of plus 511.34 feet;

thence, with the east line of Section 23, South 02°24'08" West a distance of 939.73 feet to the Point of Beginning;

containing 20.629 acres, more or less, being part of the residue of Parcel No. F010010022600.

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

Subject to the right-of-way of Township Road No. 570.

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 Section 23 used as an assumed bearing of North 02°24'08" East.

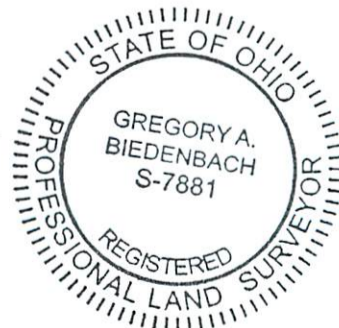
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 19, 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.

March 19, 2018 *Gregory A. Biedenbach*

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Gregory A. Biedenbach *ps*
DATE: 4/16/18

Survey Plat for TUSCO FORESTRY

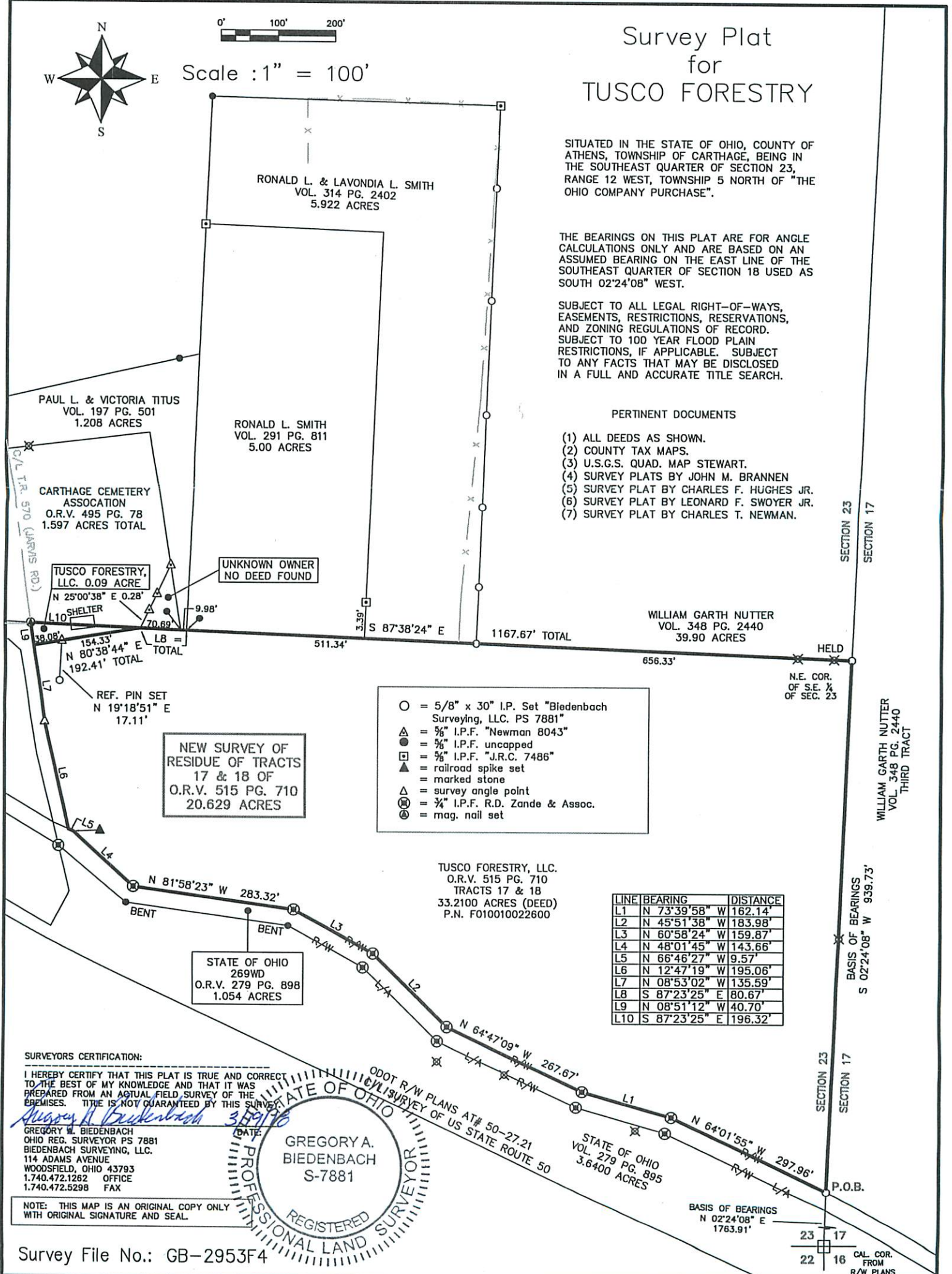
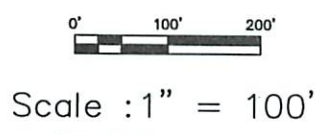
SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CARTHAGE, BEING IN THE SOUTHEAST QUARTER OF SECTION 23, RANGE 12 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 USED AS SOUTH 02°24'08" 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.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP STEWART.
- (4) SURVEY PLATS BY JOHN M. BRANNEN
- (5) SURVEY PLAT BY CHARLES F. HUGHES JR.
- (6) SURVEY PLAT BY LEONARD F. SWOYER JR.
- (7) SURVEY PLAT BY CHARLES T. NEWMAN.

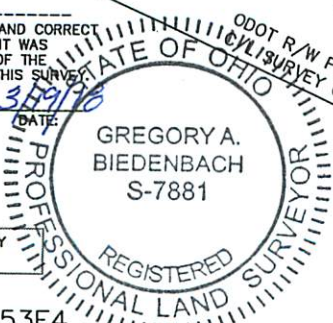


- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = 5/8" I.P.F. "Newman 8043"
- = 5/8" I.P.F. uncapped
- = 5/8" I.P.F. "J.R.C. 7486"
- ▲ = railroad spike set
- = marked stone
- △ = survey angle point
- ⊕ = 3/4" I.P.F. R.D. Zande & Assoc.
- ⊙ = mag. nail set

LINE	BEARING	DISTANCE
L1	N 73°39'58" W	162.14'
L2	N 45°51'38" W	183.98'
L3	N 60°58'24" W	159.87'
L4	N 48°01'45" W	143.66'
L5	N 66°46'27" W	9.57'
L6	N 12°47'19" W	195.06'
L7	N 08°53'02" W	135.59'
L8	S 87°23'25" E	80.67'
L9	N 08°51'12" W	40.70'
L10	S 87°23'25" E	196.32'

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
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



NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-2953F4



SECTION 23
SECTION 17

WILLIAM GARTH NUTTER
VOL. 348 PG. 2440
THIRD TRACT

BASIS OF BEARINGS
S 02°24'08" W 939.73'

SECTION 23
SECTION 17

P.O.B.

BASIS OF BEARINGS
N 02°24'08" E
1763.91'

CAL. COR. FROM R/W PLANS