

Description of 136.230 Acres

The following described parcel is all of a 135.44 acres tract as conveyed to Tusco Forestry, LLC. by the Tract Thirteen (Auditors P.N. L01-00100814-00) and all of Tract Sixteen (Auditors P.N. L02-0040048-00) 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 and part of Fraction 32 in the northeast quarter of Section 27 and part of Fraction 24 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:

BEGINNING at a 5/8" iron pin set at the northeast corner of Section 27 (Note: Reference bearing on the north line of Section 27 used as South 87°39'35" East.);

thence, from said Point of Beginning with the east line of Section 27, South 02°28'26" West a distance of 1,185.74 feet to a 5/8" iron pin found capped "J.T. Stewart 7426" in the south line of Fraction 24;

thence, with the south line of Fraction 24 and being the north line of Fraction 32, North 88°21'51" West a distance of 282.01 feet to a 5/8" iron pin found capped "J.T. Stewart 7426";

thence, continuing with said fraction line, North 88°21'51" West a distance of 1,897.20 feet to a fence corner post found at the northwest corner of a 23.01 acres tract as conveyed to Rebecca Collins by Official Records Volume 457, Page 837 of the Athens County Recorder's Office;

thence, with the west line of said Collins property, South 01°44'52" East a distance of 132.00 feet to a point in the north side of County Road No. 56 (Brimstone Road), passing through a 5/8" iron pin found capped "Highland 7581" at a distance plus 85.00 feet;

thence, along the north side of County Road No. 56, the following 2 courses:

1. North 27°44'52" West a distance of 52.80 feet to a point;
2. thence North 48°18'29" West a distance of 133.27 feet to a point in the north line of Fraction 32 and being the south line of Fraction 24;

thence, with said fraction line, North 88°21'40" West a distance of 9.60 feet to a point in the center of County Road No. 56;

thence, with the center of County Road No. 56, the following 2 courses:

1. North 46°42'21" West a distance of 316.54 feet to a point;
2. thence North 48°17'26" West a distance of 152.76 feet to a point in the west line of Tract Thirteen and being the east line of a 65.24 acres tract as conveyed to Tusco Forestry, LLC. by the First Tract of Official Records Volume 515, Page 710 of the Athens County Recorder's Office;

thence, with the common tract line, North 01°53'27" East a distance of 909.77 feet to a 5/8" iron pin set in the north line of Section 27 and being the south line of Section 28, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, continuing with the common tract line and passing into Section 28, North 01°53'27" East a distance of 1,034.04 feet to a marked stone found in the north line of Fraction 24 and being the south line of Fraction 34;

thence, with said fraction line, South 87°39'35" East a distance of 2,689.08 feet to an iron pin set in the east line of Section 28 at the northeast corner of Fraction 24;

thence, with the east line of Section 28, South 02°37'33" West a distance of 1,034.03 feet to the **POINT OF BEGINNING;**

containing 136.230 acres, more or less, of which:

- 72.402 acres are all of Parcel No. L01-00100814-00 (Fraction 24 Section 27);
- 63.675 acres are all of Parcel No. L01-00100814-00 (Fraction 24 Section 28) and
- 0.153 acre is all of Parcel No. L02-0040048-00 (Fraction 32 Section 27).

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 north line of Section 27 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 July 23, 2021. 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.

July 23, 2021 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



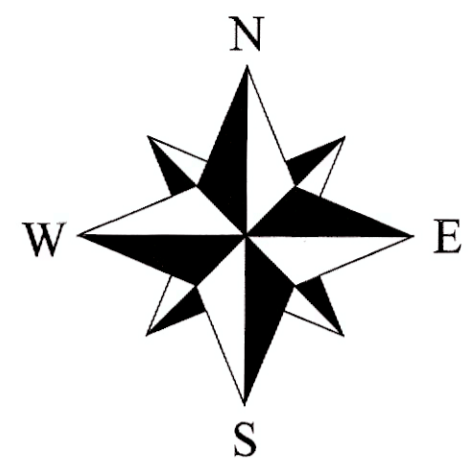
Cc: Survey File: GB-2948F

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Priscilla Williams*
DATE: *7/28/21*

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

JUL 29 2021

Jill Thompson
Athens County Auditor



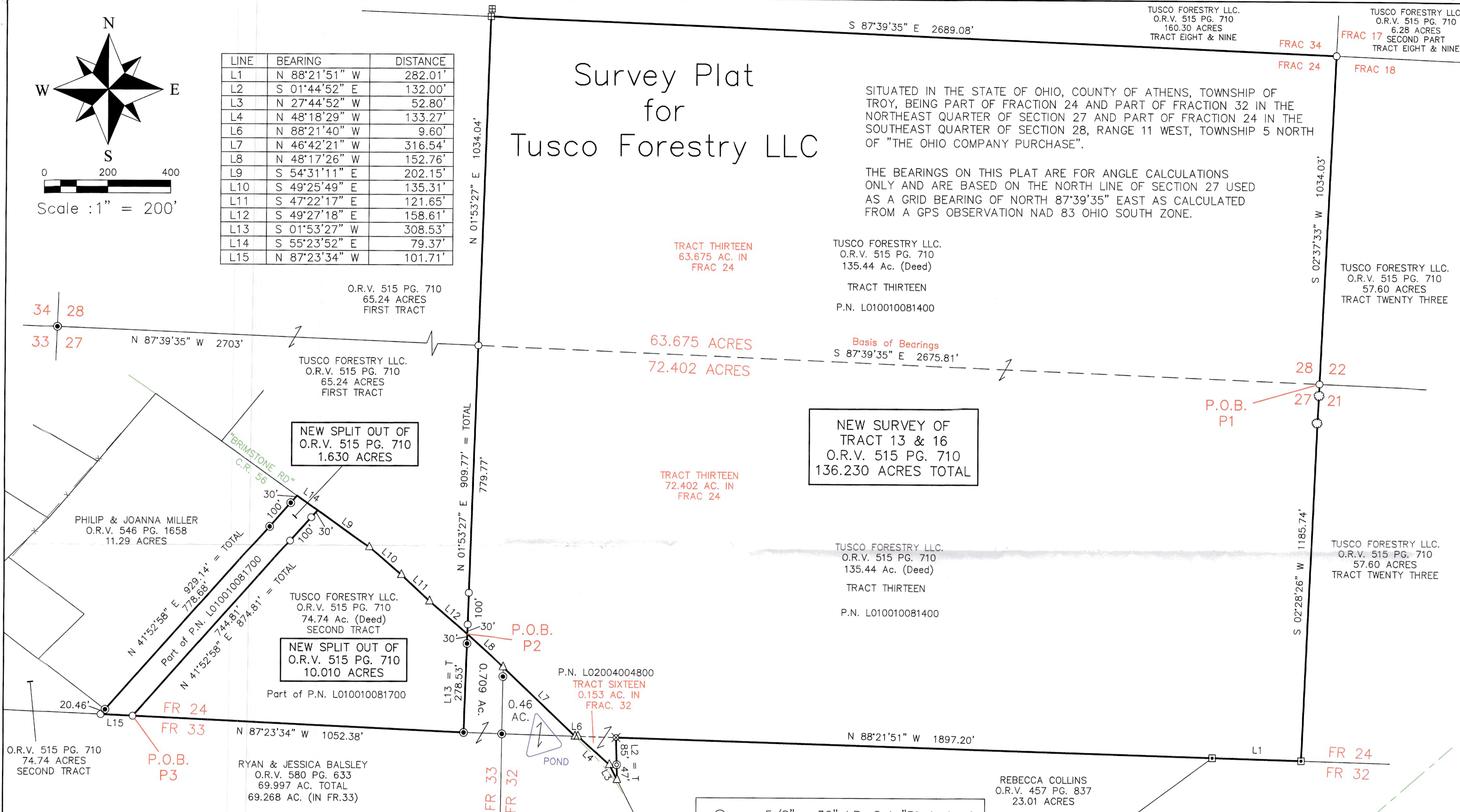
Scale : 1" = 200'

LINE	BEARING	DISTANCE
L1	N 88°21'51" W	282.01'
L2	S 01°44'52" E	132.00'
L3	N 27°44'52" W	52.80'
L4	N 48°18'29" W	133.27'
L6	N 88°21'40" W	9.60'
L7	N 46°42'21" W	316.54'
L8	N 48°17'26" W	152.76'
L9	S 54°31'11" E	202.15'
L10	S 49°25'49" E	135.31'
L11	S 47°22'17" E	121.65'
L12	S 49°27'18" E	158.61'
L13	S 01°53'27" W	308.53'
L14	S 55°23'52" E	79.37'
L15	N 87°23'34" W	101.71'

Survey Plat for Tusco Forestry LLC

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF FRACTION 24 AND PART OF FRACTION 32 IN THE NORTHEAST QUARTER OF SECTION 27 AND PART OF FRACTION 24 IN THE SOUTHEAST QUARTER 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 THE NORTH LINE OF SECTION 27 USED AS A GRID BEARING OF NORTH 87°39'35" EAST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.



NEW SPLIT OUT OF
O.R.V. 515 PG. 710
1.630 ACRES

NEW SURVEY OF
TRACT 13 & 16
O.R.V. 515 PG. 710
136.230 ACRES TOTAL

NEW SPLIT OUT OF
O.R.V. 515 PG. 710
10.010 ACRES

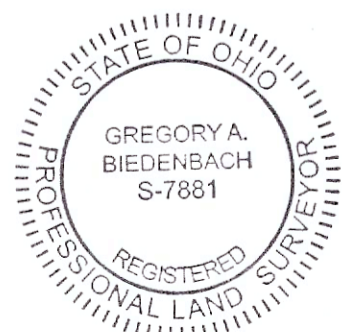
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = Survey Angle Point
- ⊕ = Marked Stone Found
- ⊗ = 5/8" I.P.F. "Highland 7581"
- ⊙ = Existing Tree
- x - = Existing Fence Line
- ⊙ = 5/8" I.P.F. "Biedenbach 7881"
- ⊗ = C-Post Found
- ⊕ = 5/8" I.P.F. "J.T. Stewart 7426"
- = 5/8" I.P.F. Uncapped

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 July 23, 2021
DATE:

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



Description Checked for
Mathematical Accuracy
Athens County
SEALER'S OFFICE
BY: *Rebecca Collins*
DATE: 7/28/21

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. COOLVILLE.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS BY GREGORY WRIGHT.
- (6) SURVEY PLATS BY WALTER PEEN STEWART.
- (7) SURVEY PLATS BY KENNETH E. HIGHLAND.

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