

Description of Parcel #3 (5.101 Acres)

The following described parcel is a new split out of a 160.30 acres tract by the Tract Eight and Nine of (Auditors P.N. L01-00100804-00) and out of a 172 acres tract by Tract Ten (P.N. L07-00100803-00) 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 Troy, being part of the northeast part of Fraction 34 and being part of the southeast part of Fraction 35 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, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning with the west line of said Johnson tract, South 14°20'01" East a distance of 50.00 feet to a point in the Hocking River;

thence South 76°41'51" West a distance of 439.95 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 98.95 feet;

thence North 35°28'29" West a distance of 70.00 feet to a 5/8" iron pin set;

thence South 62°31'44" West a distance of 300.00 feet to a point in the center of pavement of State Route No. 144, passing through a 5/8" iron pin set at a distance of plus 270.00 feet;

thence, with the center of pavement of State Route No. 144, the following 3 courses:

1. North 26°19'23" West a distance of 195.41 feet to a point;
2. thence North 22°06'31" West a distance of 75.68 feet to a point;
3. thence North 15°22'11" West a distance of 49.67 feet to a point;

thence, leaving the road, North 74°43'50" East a distance of 655.98 feet to a point in or near the center of the Hocking River, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 530.00 feet, respectively;

thence, in or near the center of said river, South 42°52'25" East a distance of 320.47 feet to the **POINT OF BEGINNING**;

Page 2 of 2

Description of Parcel #3 (5.101 Acres)

containing 5.101 acres, more or less, of which:

2.748 acres are out of Parcel No. L01-00100804-00 (Fraction 34) and

2.353 acres are out of Parcel No. L07-00100803-00 (Fraction 35).

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.

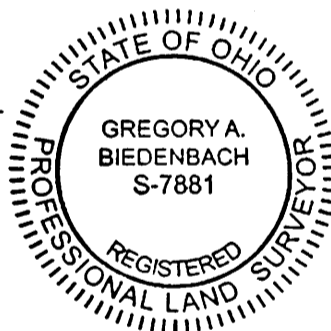
The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 14, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

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

River Retreat Restrictive Covenants

EXHIBIT B

The premises hereby conveyed are subject to the following rights, restrictions, reservations, exceptions, Limitations, agreements, covenants, and conditions which shall be made part of, either by attachment or reference, all deed, conveyances, instruments, leases, transfers, or assignments of said premises.

1. The property shall be used for private single family residences and/or personal retreat purposes and shall not be further subdivided into smaller lots.
2. The property shall be kept reasonably trim and neat at all times. No trash, garbage, rubbish, waste, or other materials shall be deposited on the property, except when deposited in covered sanitary containers.
3. No structure of temporary character, trailers, basement, tent, shack, garage, shipping containers or other outbuilding shall be used on the premises as a permanent or primary residence. Tent, camper, cabin, or recreational vehicle may be used for temporary camping, week-end, or vacation stays.
4. No inoperable or unlicensed motor vehicles or other motor driven vehicles shall be left on the lot for no longer than 60 days. No vehicle on "blocks" at any time.
5. Domestic animals are permissible.
6. Premises may not be used for commercial purposes.
7. All restrictions contained herein shall run with the land. Only if all tract owners of the premises agree together in writing can any of these restrictions be removed or changed.
8. No permission shall be granted to access the public land or right of way through the premises for the purposes of timbering, logging, or removing logs from public lands. This shall remain in effect for as long as the sellers still own any tract and/or portion of the premises.
9. No shipping containers may be used for long term storage.
10. Outhouses or "privies" are permitted so long as they are permanently constructed and maintained.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Gregory A. Biedenbach*
DATE: 9/28/14

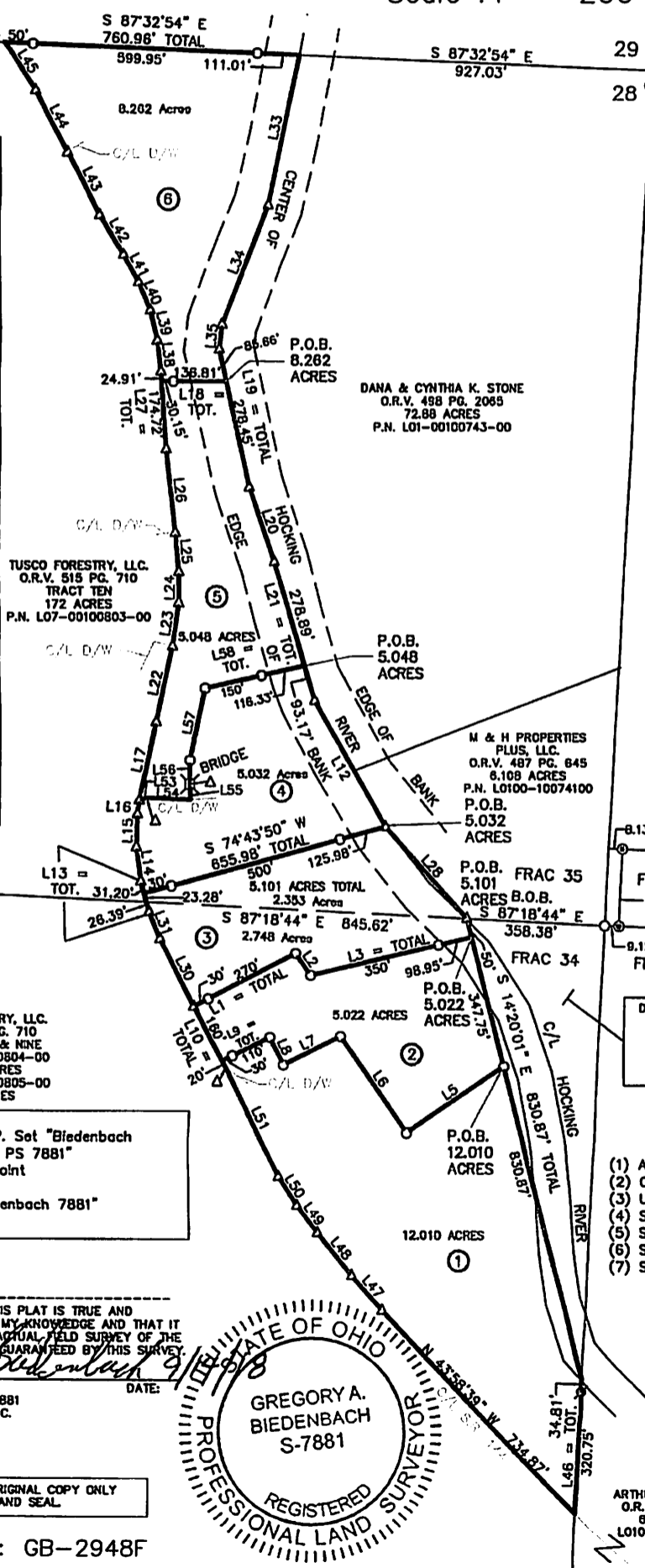
Survey Plat for TUSCO FORESTRY, LLC.

Scale : 1" = 200'

JACK T. & TERESA L.
FOUGHT
O.R.V. 388 PG. 2222
FIRST TRACT
47.50 ACRES
P.N. L01-00100801-00



LINE	BEARING	DISTANCE
L1	N 82°31'44" E	360.00
L2	S 35°28'28" E	170.00
L3	N 76°41'51" E	1439.95
L4	S 46°17'56" W	309.21
L5	N 35°28'28" W	305.38
L6	S 65°47'35" W	1189.21
L7	N 26°12'25" W	180.00
L8	S 65°47'35" W	1140.00
L9	N 27°28'16" W	1180.00
L10	N 81°54'31" E	417.97
L11	S 29°57'03" E	379.33
L12	N 15°22'11" W	180.87
L13	N 07°40'43" W	188.75
L14	N 01°30'56" E	185.34
L15	N 07°17'45" E	36.80
L16	N 11°55'33" E	207.41
L17	S 89°51'55" E	188.98
L18	S 12°32'43" E	384.11
L19	S 18°50'01" E	205.10
L20	S 18°40'40" E	372.08
L21	S 12°03'18" E	201.38
L22	S 08°27'11" E	112.33
L23	S 06°22'08" E	150.42
L24	N 05°38'13" W	102.55
L25	N 06°09'09" W	218.02
L26	N 04°02'37" W	159.63
L27	S 42°55'28" E	120.47
L28	S 26°19'23" W	105.41
L29	N 22°08'31" W	75.88
L30	S 11°59'24" W	388.28
L31	S 21°17'04" W	333.52
L32	S 06°08'42" W	84.80
L33	N 08°43'08" W	81.43
L34	N 13°42'02" W	180.78
L35	N 22°28'34" W	179.28
L36	N 28°02'03" W	81.15
L37	N 30°11'40" W	119.67
L38	N 27°11'15" W	1179.10
L39	N 26°53'57" W	1181.89
L40	N 32°08'00" W	1147.09
L41	S 02°37'33" W	355.58
L42	N 42°53'09" W	1120.97
L43	N 38°40'47" W	1144.35
L44	N 36°42'48" W	1189.18
L45	N 32°56'33" W	1190.53
L46	N 26°40'53" W	1112.04
L47	N 22°27'40" E	118.82
L48	S 87°54'37" E	113.45
L49	N 02°40'58" W	40.85
L50	N 06°10'38" E	81.84
L51	N 11°54'27" E	182.37
L52	N 77°21'44" E	288.33



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. 488 PG. 2085
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

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

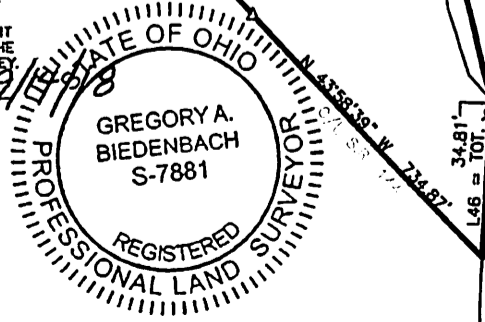
- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP COOLVILLE.
- (4) SURVEY PLAT BY BALTIMORE OHIO RAILROAD.
- (5) SURVEY PLAT BY WALTER PENN STEWART.
- (6) SURVEY PLAT BY GREGORY WRIGHT.
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- ▴ = 1" pipe found
- ⊙ = 9/8" I.P.F. "Biedenbach 7881"
- = tree found

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 43783
1.740.472.1282 OFFICE
1.740.472.5298 FAX



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

Survey File No.: GB-2948F

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Williams*
DATE: 9/28/18

Survey Plat for TUSCO FORESTRY, LLC.

Scale : 1" = 200'

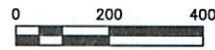
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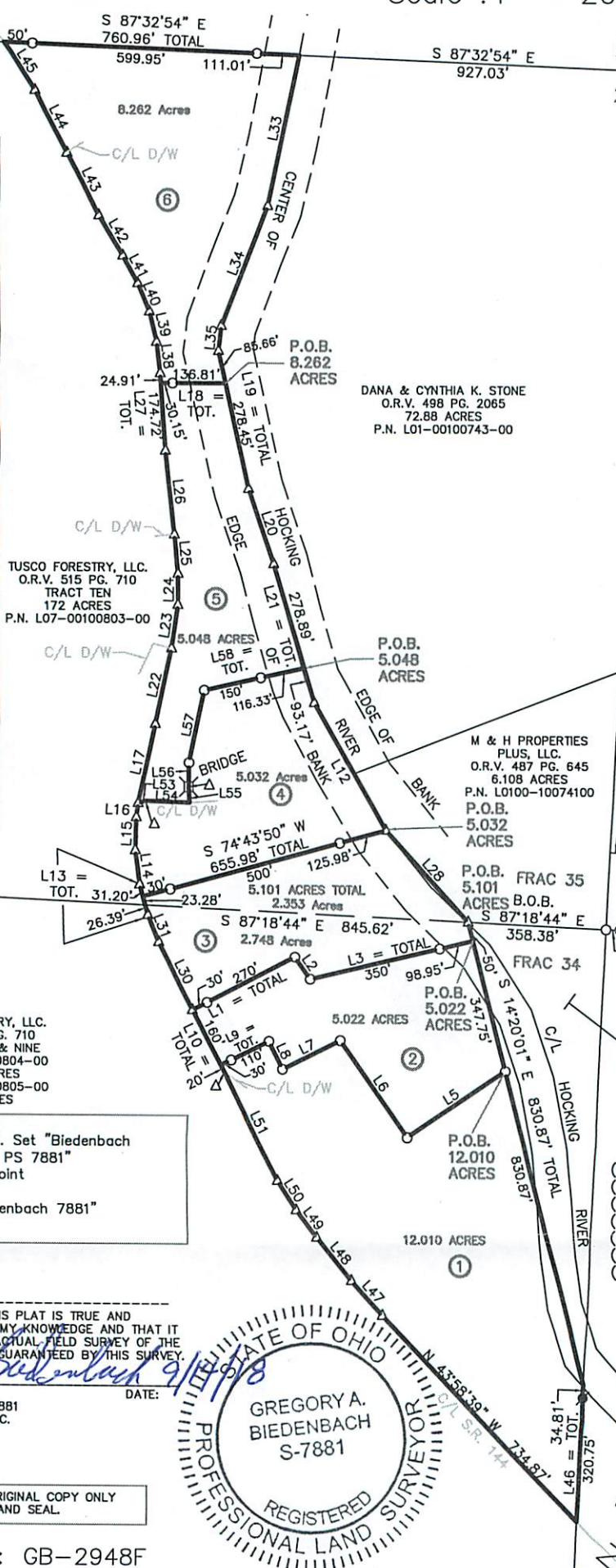
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JACK T. & TERESA L. FOUGHT
O.R.V. 398 PG. 2222
FIRST TRACT
47.50 ACRES
P.N. L01-00100801-00



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'
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L13	N 07°40'43" W	88.75'
L14	N 01°30'56" E	85.34'
L15	N 07°17'45" E	36.60'
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L17	S 89°51'55" E	166.96'
L18	S 12°32'43" E	364.11'
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L20	S 16°40'40" E	372.06'
L21	N 12°03'15" E	201.36'
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L23	N 00°22'06" E	80.42'
L24	N 05°36'13" W	102.55'
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L26	N 04°02'37" W	199.63'
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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'
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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°27'46" 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'



29 23
28 22

P.O.B. 8.282 ACRES
DANA & CYNTHIA K. STONE
O.R.V. 498 PG. 2065
72.88 ACRES
P.N. L01-00100743-00

P.O.B. 5.048 ACRES
M & H PROPERTIES PLUS, LLC.
O.R.V. 487 PG. 645
6.108 ACRES
P.N. L0100-10074100
P.O.B. 5.032 ACRES

P.O.B. FRAC 35 5.101 ACRES B.O.B.
S 87°18'44" E 358.38'

FRAC 23 PRIOR LINE SEE: GB-1872

FRAC 17

DAVID A. & SHARON E. JOHNSON
O.R.V. 502 PG. 281
THIRD TRACT 4.80 ACRES
L01-00100740-00

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

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
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Gregory A. Biedenbach 9/18/18
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



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