

Exhibit "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Thomas Williams*
DATE: 12/28/15

**OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
ATHENS TOWNSHIP
ATHENS COUNTY, OHIO
AUCTION PARCEL**

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

FEB 18 2016

BLAIR AREA: 18.375 ACRES

**Jill Thompson
Athens County Auditor**

Situated in the State of Ohio, County of Athens, Township of Athens, bounded and described as follows:

Being a part of the north half of Section 34, Athens Township, Township 9, Range 14, and being a part of Farm Lots 176 and 179, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) consisting of AEP Parcel 102-A-54, and more particularly described as follows:

Beginning at an iron pin set on the northwest corner of Farm Lot 176;

thence through said lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) the following two courses:

- 1) North 04 degrees 04 minutes 45 seconds East 262.99 feet to an iron pin set;
- 2) South 87 degrees 01 minutes 24 seconds East 518.67 feet to a limestone found on the northern corner of a survey by R.A. Hibbard;

thence along the northeast line of said Hibbard's survey and along the southwest line of lands now owned by Rodney W. King (DR 456-186), South 50 degrees 29 minutes 05 seconds East 375.97 feet to an iron pin set on the west line of an alley along west side of Brookville;

thence along the west line of said alley the following three courses:

- 1) South 03 degrees 26 minutes 17 seconds East 264.00 feet to an iron pin set;
- 2) South 85 degrees 14 minutes 11 seconds West 16.50 feet to an iron pin set;
- 3) South 03 degrees 26 minutes 17 seconds East 415.51 feet to a point on the north line of lands now owned by J.B. Hayes Excavating and Pipeline Inc. (DR 195-254), passing an iron pin set at 361.18 feet;

thence along the lands of said Hayes and along lands now owned by The Athens Conservancy (DR 461-300) with a curve to the left having a radius of 2346.41 feet, an arc length of 933.17


feet, a chord bearing of South 79 degrees 34 minutes 42 seconds West, with a chord length of 927.03 feet to an iron pin set on the east line of Farm Lot 177;

thence along said east line, North 04 degrees 04 minutes 45 seconds East 853.34 feet to the place of beginning, containing 18.375 acres, more or less.

Subject to all easements and right of ways, written or implied.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made March 16, 2015.

This description is written based on field and record data and completed May 8, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113

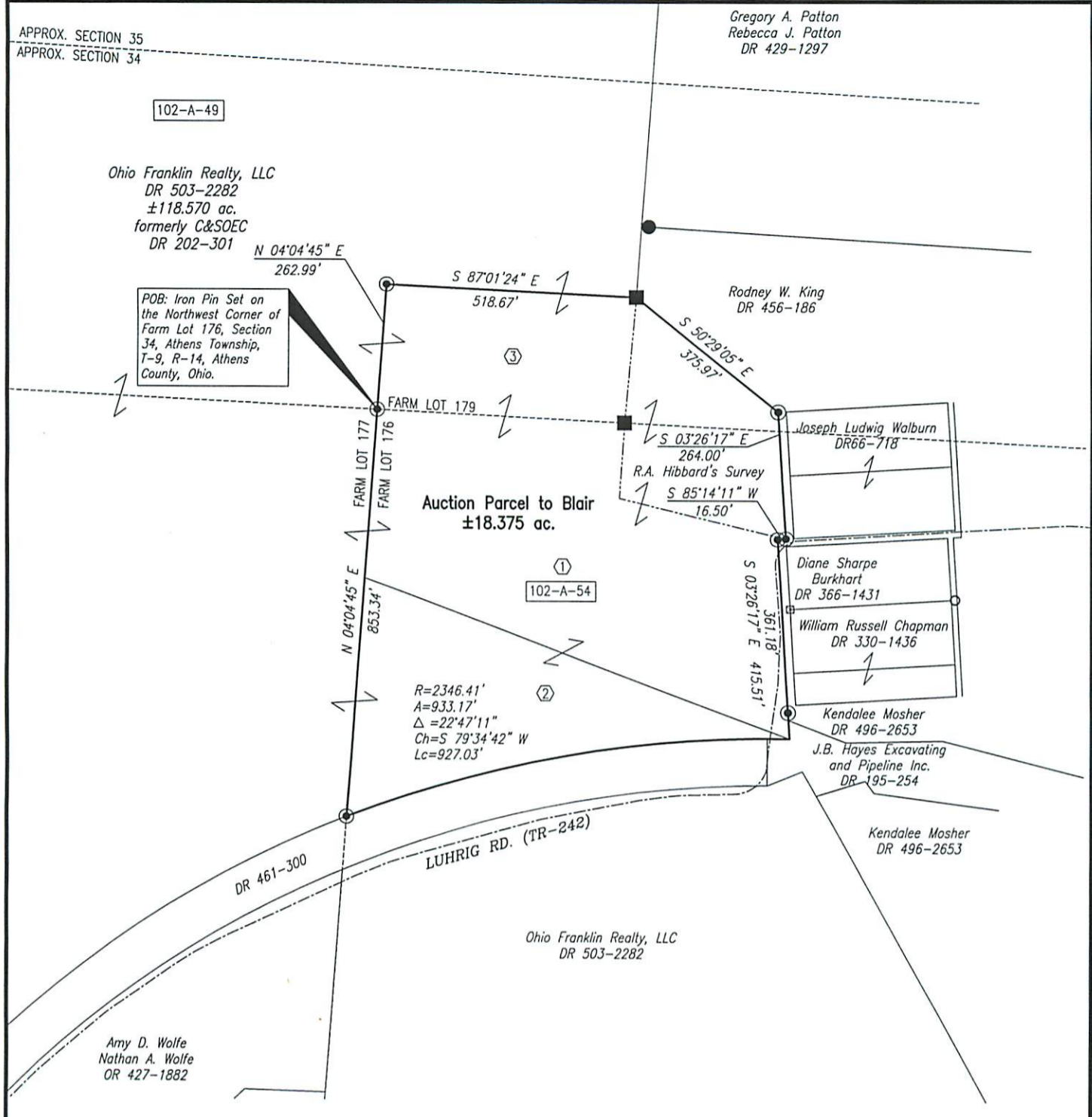
1/23/15
Date

Parcel No.
All of: A040040002600 (± 9.685 ac.)
All of: A040040002700 (± 4.496 ac.)
Part of: A040040002800 (± 4.194 ac.)



The above described parcel is to be held continuous and contiguous with Auditor's Parcel Number A040040002600.

Exhibit "B"



BASIS OF BEARING
Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 3/16/15.

SITUATED IN
North half of Section 34, of Athens Township, T-9, R-14, and being a part of Farm Lots 176 and 179, Ohio Company Lands, Athens County, Ohio.

PARCEL NO.

- ① All of: A040040002600 (± 9.685 AC.)
- ② All of: A040040002700 (± 4.496 AC.)
- ③ Part of: A040040002800 (± 4.194 AC.)

REFERENCES
As shown on Plat.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial Linn*
DATE: 12/28/15

LEGEND

- Pipe Found
- ⊙ Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- ⊕ PK Nail Set
- ⊕ Wooden Post
- ⊕ Concrete Monument Found
- Stone Found
- ▲ Railroad Spike Set
- ▲ Railroad Spike Found
- Axle Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- Property Line
- 102-A-46 AEP Parcel Numbers
- C&SOEC Columbus & Southern Ohio Electric Company



Timothy H. Linn, PS
Reg. Surveyor No. 7113

Project No.: AEP-1516

11/23/15
Date

150' 0 300'		
Revision Description Date		
Drawn by:	JAP	
Checked by:	THL	
Scale:	1"=300'	Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
AUCTION PARCEL: BLAIR
±18.375 ac.

Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086