

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branah Wilkerson
DATE: 12/29/15

**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

Jill Thompson
Athens County Auditor

COUNTRYTYME AREA: 57.743 ACRES

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

Being a part of the Southwest Quarter of Section 34 and a part of the Northwest Quarter of Section 33, Athens Township, Township 9, Range 14, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) consisting of part of AEP Parcels 102-A-40 and 102-A-43, and more particularly described as follows:

Beginning at an iron pin set on the southeast corner of Farm Lot 175, in Section 34, Athens Township;

thence along the south line of said Farm Lot 175 North 85 degrees 44 minutes 55 seconds West 349.93 feet to a stone found on the northeast corner of Farm Lot 172;

thence along the east line of Farm Lot 172 the following two courses:

- 1) South 03 degrees 24 minutes 32 seconds West 507.08 feet an iron pin found 23.28 feet left;
- 2) South 03 degrees 24 minutes 32 seconds West 76.42 feet to the southwest corner of Farm Lot 173 and the northwest corner of Farm Lot 171; said corner is referenced by an iron pin found that bears South 85 degrees 44 minutes 55 seconds East a distance of 21.43 feet;

thence continuing along the east line of Farm Lot 172 South 03 degrees 24 minutes 32 seconds West 730.08 feet to an iron pin set, passing an iron pin found 29.59 feet right at a distance of 571.09 feet;

thence through said lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) North 86 degrees 35 minutes 30 seconds West 503.43 feet to the centerline of Salem Road (CR-9), passing an iron pin set at 478.43 feet;

Exhibit "A."

thence along said Salem Road (CR-9) the following thirty-one courses:

- 1) North 19 degrees 48 minutes 29 seconds West 35.77 feet to a point;
- 2) North 20 degrees 24 minutes 54 seconds West 83.74 feet to a point;
- 3) North 15 degrees 17 minutes 15 seconds West 27.88 feet to a point;
- 4) North 09 degrees 40 minutes 42 seconds West 41.88 feet to a point;
- 5) North 05 degrees 17 minutes 03 seconds West 30.62 feet to a point;
- 6) North 00 degrees 17 minutes 47 seconds West 63.78 feet to a point;
- 7) North 01 degrees 09 minutes 31 seconds West 50.44 feet to a point;
- 8) North 06 degrees 54 minutes 43 seconds West 41.38 feet to a point;
- 9) North 14 degrees 18 minutes 36 seconds West 36.53 feet to a point;
- 10) North 23 degrees 52 minutes 31 seconds West 42.69 feet to a point;
- 11) North 26 degrees 51 minutes 53 seconds West 73.56 feet to a point;
- 12) North 26 degrees 18 minutes 16 seconds West 102.25 feet to a point;
- 13) North 20 degrees 08 minutes 10 seconds West 67.86 feet to a point;
- 14) North 14 degrees 10 minutes 28 seconds West 99.60 feet to a point;
- 15) North 11 degrees 18 minutes 08 seconds West 44.29 feet to a point;
- 16) North 05 degrees 35 minutes 24 seconds West 92.60 feet to a point;
- 17) North 04 degrees 27 minutes 10 seconds West 90.42 feet to a point;
- 18) North 09 degrees 52 minutes 54 seconds West 59.32 feet to a point;
- 19) North 21 degrees 50 minutes 01 seconds West 36.33 feet to a point;
- 20) North 34 degrees 38 minutes 24 seconds West 44.67 feet to a point;
- 21) North 45 degrees 14 minutes 43 seconds West 33.04 feet to a point;
- 22) North 53 degrees 54 minutes 40 seconds West 34.19 feet to a point;
- 23) North 62 degrees 57 minutes 35 seconds West 34.51 feet to a point;
- 24) North 73 degrees 47 minutes 58 seconds West 37.96 feet to a point;
- 25) North 84 degrees 22 minutes 38 seconds West 51.95 feet to a point;
- 26) South 87 degrees 36 minutes 37 seconds West 79.38 feet to a point;
- 27) South 87 degrees 45 minutes 27 seconds West 69.00 feet to a point;
- 28) North 88 degrees 46 minutes 01 seconds West 32.07 feet to a point;
- 29) North 83 degrees 27 minutes 31 seconds West 34.59 feet to a point;
- 30) North 79 degrees 34 minutes 48 seconds West 50.26 feet to a point;
- 31) North 83 degrees 29 minutes 49 seconds West 37.27 feet to a point on the east line of lands now owned by The Athens Conservancy (OR 461-300);

thence along said east line of The Athens Conservancy, North 05 degrees 46 minutes 20 seconds East 236.41 feet to an iron pin set on The Athens Conservancy Right of Way, passing iron pins set at 25.00 feet and at 181.30 feet on the northwest corner of said Farm Lot 172;

thence continuing along said Athens Conservancy Right of Way, North 48 degrees 40 minutes 51 seconds East 877.05 feet to an iron pin found;

thence along lands now owned by The Athens Conservancy (OR 504-1547) the following four courses:

- 1) North 63 degrees 22 minutes 37 seconds East 1135.08 feet to an iron pin found;
- 2) North 04 degrees 35 minutes 19 seconds East 593.79 feet to an iron pin found;
- 3) on a curve turning to the left having a radius of 1859.57 feet, an arc length of 60.39 feet, a chord bearing of North 26 degrees 30 minutes 39 seconds East, and a chord length of 60.39 feet;
- 4) North 25 degrees 34 minutes 51 seconds East 19.69 feet to an iron pin set on north line of Farm Lot 175;

thence along said north line South 85 degrees 44 minutes 55 seconds East 55.22 feet to iron pin set on the northeast corner of Farm Lot 175;

thence along lands now owned by Tamela D. and Richard W. Green (DR 342-401) the following two courses:

- 1) South 04 degrees 15 minutes 05 seconds West 138.25 feet to an iron pin set on east line of Farm Lot 175 and on the northwest corner of Farm Lot 174;
- 2) South 86 degrees 27 minutes 39 seconds East 380.54 feet to an iron pin set on the north line of Farm Lot 174;

thence along lands now owned by Connie Weser and Robert D. Haines (OR 467-1770) the following five courses:

- 1) South 14 degrees 17 minutes 25 seconds West 147.18 feet to an iron pin set;
- 2) South 40 degrees 17 minutes 22 seconds West 178.49 feet to an iron pin set;
- 3) South 33 degrees 47 minutes 22 seconds West 366.26 feet to a point which is referenced by an iron pin set that bears North 85 degrees 57 minutes 49 seconds East a distance of 23.87 feet;
- 4) North 86 degrees 57 minutes 37 seconds West 69.30 feet to an iron pin set on the line common to Farm Lots 174 and 175;
- 5) along the west line of Farm Lot 175 South 04 degrees 15 minutes 05 seconds West 1189.00 feet to the place of beginning, containing 57.743 acres, more or less, of which 34.198 acres are in Section 34 of Athens Township, 23.545 acres are in Section 33 of Athens Township.

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.

STATE OF OHIO
DEPARTMENT OF REVENUE
COLUMBUS, OHIO 43260


[Handwritten signature]

THE STATE OF OHIO, DEPARTMENT OF REVENUE, HAS RECEIVED FROM YOU THE FOLLOWING INFORMATION:



[Handwritten signature]

This description is written based on field and record data and completed April 30, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113

11/23/15
Date

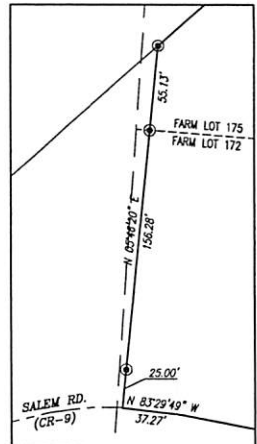
Parcel No.
Part of: A040040002200 (±34.198 ac.)
Part of: A040040003700 (±23.545 ac.)



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Timothy H. Linn
DATE: 12/29/15

Auction Parcel to Countrytyme
±57.743 ac.

LINE	BEARING	DISTANCE
L1	N 19°48'29" W	35.77'
L2	N 20°24'54" W	83.74'
L3	N 15°17'15" W	27.88'
L4	N 09°40'42" W	41.88'
L5	N 05°17'03" W	30.62'
L6	N 00°17'47" W	63.78'
L7	N 01°09'31" W	50.44'
L8	N 06°54'43" W	41.38'
L9	N 14°18'36" W	36.53'
L10	N 23°52'31" W	42.69'
L11	N 26°51'53" W	73.56'
L12	N 28°18'16" W	102.25'
L13	N 20°08'10" W	67.60'
L14	N 14°10'28" W	99.60'
L15	N 11°18'08" W	44.29'
L16	N 05°35'24" W	92.60'
L17	N 04°27'10" W	90.42'
L18	N 09°52'54" W	59.32'
L19	N 21°50'01" W	36.33'
L20	N 34°38'24" W	44.67'
L21	N 45°14'43" W	33.04'
L22	N 53°54'40" W	34.19'
L23	N 62°57'35" W	34.51'
L24	N 73°47'58" W	37.96'
L25	N 84°22'38" W	51.95'
L26	S 87°36'37" W	79.38'
L27	S 87°45'27" W	69.00'
L28	N 88°46'01" W	32.07'
L29	N 83°27'31" W	34.59'
L30	N 79°34'48" W	50.26'
L31	N 83°29'49" W	37.27'



- 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-37 AEP Parcel Numbers
 - C&SOEC Columbus & Southern Ohio Electric Company

STATE OF OHIO
TIMOTHY H. LINN
7113
REGISTERED PROFESSIONAL SURVEYOR
Timothy H. Linn, PS
Surveyor No. 7113
Project No.: AEP-1516

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: COUNTRYTyme 58
±57.743 ac.

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

- PARCEL NO.**
- ① Part of: A040040002200 (±34.198 ac.)
 - ② Part of: A040040003700 (±23.545 ac.)

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.

REFERENCES
As shown on Plat.

SITUATED IN
Southwest Quarter of Section 34, Farm Lots 172, 174, 175, and the Northwest Quarter of Section 33, Farm Lot 172, Athens Twp., T-9, R-14, Ohio Company Lands, Athens County, Ohio.

Not to Scale - Exhibit "B."