

Exhibit "A"

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Frank William
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

PATTON AREA: 11.975 ACRE

**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 Southeast Quarter of Section 35, Farm Lot 76, Township 9, Range 14, Ohio Company Lands, being all of AEP Parcel 102-A-46 within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning at a stone found on the southwest corner of Farm Lot No. 76;

thence along the west line of said Farm Lot No. 76 and along the east line lands now owned by Jerry and Teresa Iles (DR 236-816) North 04 degrees 40 minutes 20 seconds East 590.84 to the center of Vore Ridge Road (CR-22), passing an iron pin set at 565.84 feet;

thence along said center of Vore Ridge Road (CR 22) the following twenty courses:

- 1) North 68 degrees 55 minutes 44 seconds East 87.22 feet to a point;
- 2) North 78 degrees 35 minutes 18 seconds East 46.88 feet to a point;
- 3) South 87 degrees 59 minutes 22 seconds East 42.76 feet to a point;
- 4) South 72 degrees 40 minutes 42 seconds East 53.13 feet to a point;
- 5) South 55 degrees 50 minutes 21 seconds East 50.65 feet to a point;
- 6) South 42 degrees 00 minutes 02 seconds East 51.08 feet to a point;
- 7) South 34 degrees 18 minutes 00 seconds East 107.32 feet to a point;
- 8) South 38 degrees 50 minutes 09 seconds East 104.71 feet to a point;
- 9) South 41 degrees 40 minutes 07 seconds East 146.14 feet to a point;
- 10) South 46 degrees 27 minutes 48 seconds East 92.75 feet to a point;
- 11) South 58 degrees 47 minutes 32 seconds East 74.54 feet to a point;
- 12) South 70 degrees 21 minutes 54 seconds East 49.00 feet to a point;
- 13) South 78 degrees 48 minutes 30 seconds East 65.05 feet to a point;
- 14) South 87 degrees 38 minutes 04 seconds East 78.50 feet to a point;
- 15) North 77 degrees 15 minutes 56 seconds East 72.34 feet to a point;

- 16) North 64 degrees 54 minutes 55 seconds East 72.26 feet to a point;
- 17) North 59 degrees 22 minutes 19 seconds East 233.03 feet to a point;
- 18) North 63 degrees 35 minutes 40 seconds East 91.61 feet to a point;
- 19) North 69 degrees 10 minutes 27 seconds East 40.03 feet to a point;
- 20) North 79 degrees 21 minutes 49 seconds East 18.73 feet to a point on the west line of lands now owned by Martha Farson (DR 296-153);

thence along Martha Farson's west line South 04 degrees 40 minutes 20 seconds West 92.78 feet to an iron pin found on said Farson's Southwest corner, passing an iron pin set at 25.00 feet;

thence along lands now owned by Gregory A. and Rebecca J. Patton (DR 429-1297) the following two courses:

- 1) South 03 degrees 10 minutes 24 seconds West 374.75 feet to an iron pin found;
- 2) North 85 degrees 13 minutes 39 seconds West 1338.42 feet to the place of beginning, containing 11.975 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 April 16, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113

Parcel No.

Part of: A040040005700 (±11.975 ac.)



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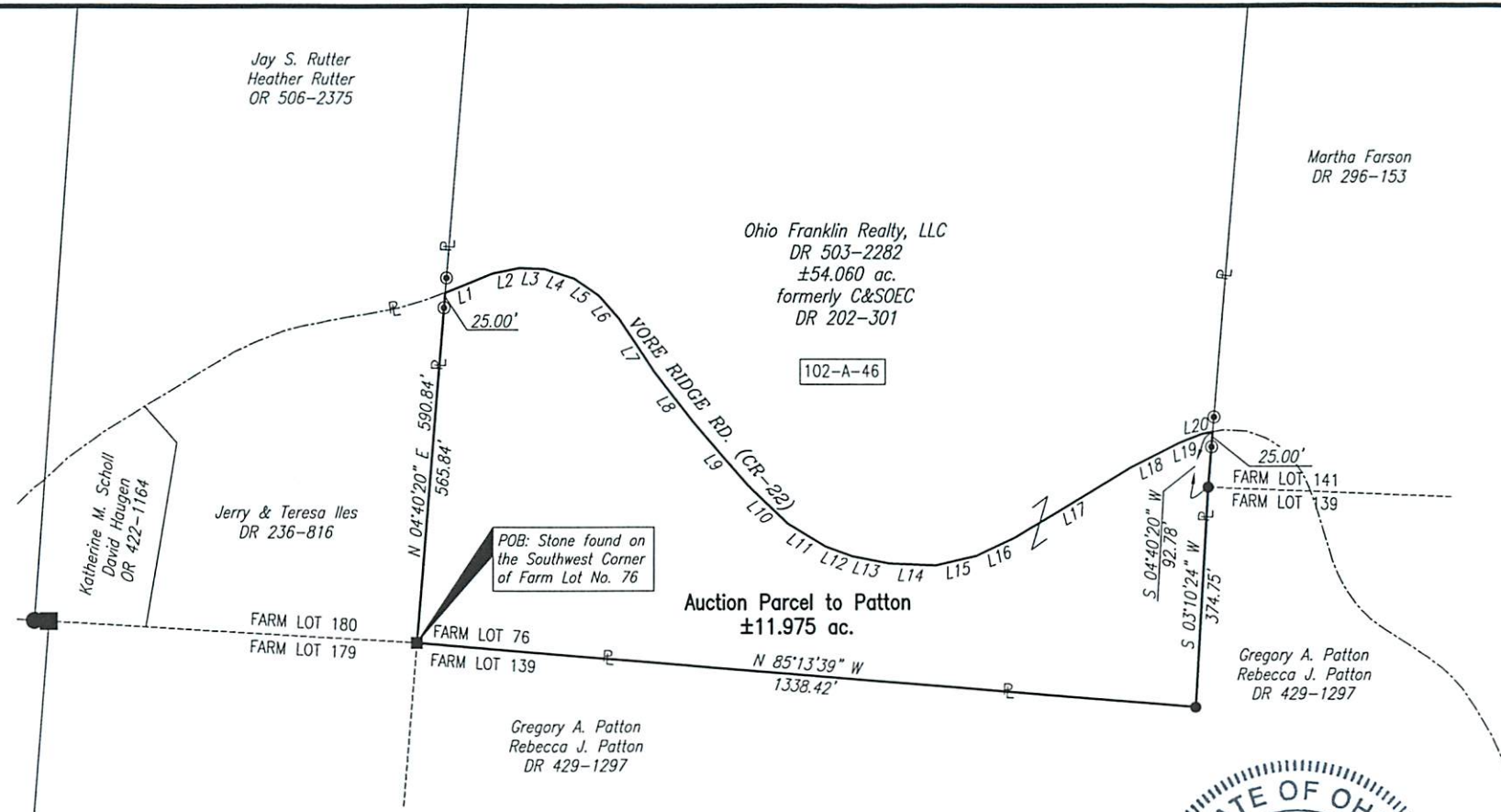
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Exhibit "B"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

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



LINE	BEARING	DISTANCE
L1	N 68°55'44" E	87.22'
L2	N 78°35'18" E	46.88'
L3	S 87°59'22" E	42.76'
L4	S 72°40'42" E	53.13'
L5	S 55°50'21" E	50.65'
L6	S 42°00'02" E	51.08'
L7	S 34°18'00" E	107.32'
L8	S 38°50'09" E	104.71'
L9	S 41°40'07" E	146.14'
L10	S 46°27'48" E	92.75'
L11	S 58°47'32" E	74.54'
L12	S 70°21'54" E	49.00'
L13	S 78°48'30" E	65.05'
L14	S 87°38'04" E	78.50'
L15	N 77°15'56" E	72.34'
L16	N 64°54'55" E	72.26'
L17	N 59°22'19" E	233.03'
L18	N 63°35'40" E	91.61'
L19	N 69°10'27" E	40.03'
L20	N 79°21'49" E	18.73'

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
- P — Property Line
- 102-A-46 AEP Parcel Numbers
- C&SOEC Columbus & Southern Ohio Electric Company

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
Southeast Quarter of Section 35, Farm Lot No. 76, T-9, R-14, Ohio Company Lands, Athens Township, Athens County, Ohio.

PARCEL NO.
Part of: A040040005700 (±11.975 AC.)



Timothy H. Linn
Timothy H. Linn, PS
Reg. Surveyor No. 7113
Date: 11/23/15
Project No.: AEP-1516

	150' 0 300' 	OHIO FRANKLIN REALTY, LLC POSTON COAL LANDS AUCTION PARCEL: PATTON-12 ±11.975 ac.								
	Scale: 1"=300' Sheet No. 1 of 1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Revision</td> <td style="width: 40%;">Description</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Drawn by: JAP</td> <td></td> <td></td> </tr> <tr> <td>Checked by: THL</td> <td></td> <td></td> </tr> </table> <p style="margin-top: 5px;"> Linn Engineering, Inc. 740-452-7434 Civil Engineering Consultants P.O. Box 2086 Zanesville, Ohio 43702-2086 </p>	Revision	Description	Date	Drawn by: JAP			Checked by: THL	
Revision	Description	Date								
Drawn by: JAP										
Checked by: THL										



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000011

Issue Date: 02/08/2016

Permit Type: Minor

Issue Date: 02/08/2016

Description:

Approval Conditions/Notes: Your request for a Lotsplit is approved in accordance with the application submitted and Athens City Code Title 21.

Location:

Lot: 76 Section: 35 Town: 9 Range: 14 Township: Athens

Applicant:

Linn Engineering, Inc.
Phone: 740-452-7434

534 Market Street
Zanesville OH 43701

Property Owner:

Ohio Franklin Realty LLC
Phone: 740-962-1214

P.O. Box 16428
Columbus OH 43216

Surveyor Name: Timothy H. Linn

Registration #: #7113

Date property owner originally purchased the property:	12/02/2014
Acreage of original purchase:	80.00
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	11.975
Public road frontage of proposed parcel(s): 1300	Residual: 25.93
Date of survey of plat of proposed parcel(s):	11/23/2015
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	12/28/2015

Minimum Requirements:

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio: N/A

Health Department Approval: N/A

Number of Splits Permitted:

Registered Surveyor:

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved

Refused

Paula Horan-Moseley
Service-Safety Director

2/9/16
Date