

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Brian William
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

HIEHLE AREA: 71.793 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 Section 36, and Farm Lots 188, 189 and 190, Township 9, Range 14, Ohio Company Lands, being a part of AEP Parcel 102-B-28 within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning at an iron pin set on the southwest corner of Farm Lot No. 189, said iron pin set also being on the north line of lands now owned by Dennis W. and Ruth Ann Robertson (DR 292-937);

thence along said Robertson's north line North 84 degrees 33 minutes 31 seconds West 156.75 feet an iron pin found;

thence along said Robertson's west line South 04 degrees 27 minutes 37 seconds West 660.00 feet to a point in Lemaster Road (Twp. Rd. 246), passing an iron pin set at 644.00 feet;

thence along Lemaster Road the following seven courses:

- 1) South 85 degrees 13 minutes 12 seconds West 460.65 feet;
- 2) South 83 degrees 50 minutes 11 seconds West 116.81 feet;
- 3) South 82 degrees 34 minutes 42 seconds West 99.12 feet, from which an iron pin set bears North 04 degrees 43 minutes 15 seconds East 25.00 feet;
- 4) South 83 degrees 48 minutes 11 seconds West 229.16 feet;
- 5) South 79 degrees 45 minutes 38 seconds West 28.24 feet;
- 6) South 77 degrees 24 minutes 32 seconds West 26.93 feet;
- 7) South 73 degrees 36 minutes 46 seconds West 200.45 feet;

thence leaving said Lemaster Road and along the west line of lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) North 04 degrees 43 minutes 15 seconds East 2200.49 feet to an iron pin set on the north line of Farm Lot 190, passing an iron pin set at 25.00 feet;

thence along the north lines of Farm Lots 190 and 189, the following two courses:

- 1) South 85 degrees 38 minutes 59 seconds East 465.01 feet to a stone found, passing a point at 428.42 feet, from which a stone found is 2.38 feet right;
- 2) South 85 degrees 38 minutes 59 seconds East 1279.30 feet to a stone found;

thence along the west line of lands now owned by Don Gamertsfelder, Trustee (DR 311-2638) South 04 degrees 43 minutes 15 seconds West 1309.70 feet to an iron pin found on said Gamertsfelder's southwest corner and on the south line of Farm Lot 189;

thence along the south line of Farm Lot 189 North 84 degrees 33 minutes 31 seconds West 459.62 feet to the place of beginning, containing 71.793 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 20, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113

Parcel No.

Part of: A040020012400 (±71.793 ac.)



Faint, illegible text, likely bleed-through from the reverse side of the page.



Handwritten signature and illegible text.

Handwritten text, possibly a date or reference number.

