

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Branch Williams*
DATE: 12/28/15

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

BRUNER: 20.500 ACRE

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

Being a part of Southeast Quarter of Section 5, Township 11, Range 15, Ohio Company Lands, being all of AEP Parcel 102-A-38 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 the Southeast Quarter of said Section 5;

thence along the west line of said Southeast Quarter and along the east line lands now owned by Shannon L. Bruce and Daniel K. Sater (DR 441-323) North 02 degrees 27 minutes 14 seconds East 665.67 feet to an iron pin set, from which an iron pin found bears South 72 degrees 06 minutes 22 seconds West 3.98 feet;

thence along the south line of lands now owned by Brian Dowler, etal (DR 339-104) and Sandy Dowler (DR 192-165) North 72 degrees 06 minutes 21 seconds East 774.86 feet to an iron pin found on Sandy Dowler's southeast corner, passing Brian Dowler, etal's southeast corner at 441.87, from which an iron pin found bears South 14 degrees 10 minutes 46 seconds East 0.45 feet;

thence along Sandy Dowler's east line North 05 degrees 57 minutes 24 seconds West 148.07 feet to a point in the center of Vore Ridge Road (CR-22), passing an iron pin found at 127.79 feet;

thence along the centerline of Vore Ridge Road (CR-22) the following five courses:

- 1) North 69 degrees 39 minutes 13 seconds East 105.85 feet;
- 2) North 69 degrees 41 minutes 32 seconds East 70.58 feet;
- 3) North 70 degrees 22 minutes 53 seconds East 54.25 feet;
- 4) North 72 degrees 39 minutes 33 seconds East 49.54 feet;
- 5) North 76 degrees 00 minutes 01 seconds East 38.07 feet to a PK nail set;


thence leaving said centerline and along the west line of lands now owned by Lewis Wayne Dowler, Jr. and Debra Lynn Dowler (DR 25-116) South 03 degrees 29 minutes 02 seconds West 1214.27 feet to a stone found, passing an iron pin set at 20.00 feet;

thence along the south line of said Section 5 and along the north line of lands now owned by J.B. Myers and Susan D. Wolf (DR 5-854) North 86 degrees 35 minutes 49 seconds West 979.21 feet to the place of beginning, containing 20.500 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 2, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113



Parcel No.
All of: N020020007700 (±20.500 ac.)

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

JAN 05 2016

Jill Thompson
Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 12/28/15

Jerry L. & Connie L. Dexter
DR 501-1839

Raymond Johnson
DR 355-1981

Wanda L. Ames
DR 310-773

James & Norma
Jean Cunningham
DR 8-938

VORE RIDGE RD. (CR-22)

Sandy Dowler
DR 192-165

Brian Dowler, et al
DR 339-104

SEE DETAIL "B"

LINE	BEARING	DISTANCE
L1	N 05°57'24" W	148.07'
L2	N 69°39'13" E	105.85'
L3	N 69°41'32" E	70.58'
L4	N 70°22'53" E	54.25'
L5	N 72°39'33" E	49.54'
L6	N 76°00'01" E	38.07'

Auction Parcel to Bruner

±20.500 ac.

Ohio Franklin Realty, LLC

DR 503-2282

±20.500 ac.

formerly C&SOEC

DR 202-301

102-A-38

Lewis Wayne Dowler, Jr.
& Debra Lynn Dowler
DR 25-116

POB: Stone found on
the Southwest Corner
of the Southeast
Quarter of Section 5

Shannon L. Bruce &
Daniel K. Sater
DR 441-323

N 02°27'14" E
665.67'

SECTION 5
SECTION 4

Shannon L. Bruce &
Daniel K. Sater
DR 441-323

J. B. Myers &
Susan D. Wolf
DR 5-854

N 86°35'49" W
979.21'

S 86°20'49" E 1716.20'

SECTION 5
WATERLOO TWP.
SECTION 35
ATHENS TWP.
SECTION 4
WATERLOO TWP.
SECTION 34
ATHENS TWP.

PARCEL NO.

All of: N020020007700 (±20.500 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

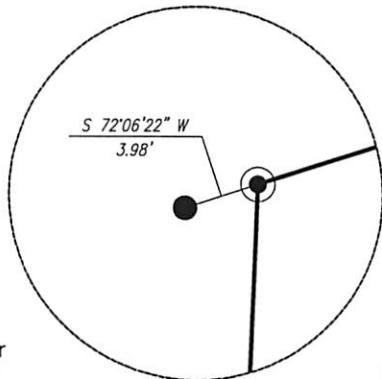
As shown on Plat.

LEGEND

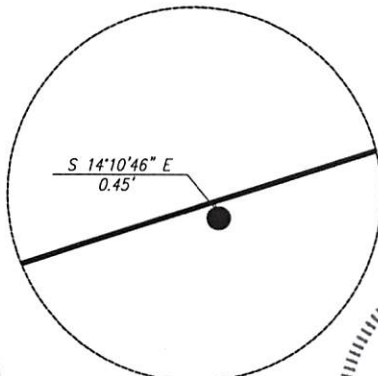
- Pipe Found
- ⊙ Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- ⊗ PK Nail Set
- ⊕ Wooden Post
- ⊞ Concrete Monument Found
- Stone Found
- ▲ Railroad Spike Set
- ▲ Railroad Spike Found
- Axle Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- P Property Line
- 102-A-38 AEP Parcel Numbers
- C&SOEC Columbus & Southern Ohio Electric Company

SITUATED IN

Southeast Quarter of Section 5, T-11, R-15, Ohio Company Lands, Waterloo Township, Athens County, Ohio.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



[Signature]
Timothy H. Linn, PS
Reg. Surveyor No. 7113

11/23/15
Date

Project No.: AEP-1516

150' 0 300'		
[Scale Bar]		
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: BRUNER-2
±20.500 ac.



Linn Engineering, Inc. 740-452-7434
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