

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Frank Williams
DATE: 12/28/15

**OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
WATERLOO 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**

KRIVESTI: 7.480 ACRE

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

Being a part of the Northeast Quarter of Section 5 and the Southeast Quarter of Section 6, Township 11, Range 15, Ohio Company Lands, being part of AEP Parcels 102-B-30, 102-B-32, and 102-B-33, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning at the Southeast corner of Section 6 and northeast corner of lands now owned by James Michael Yeager and Judith Anne Walker (DR 370-57), said corner being a point on the centerline of Salem Road (CR-9);

thence along said centerline of Salem Road (CR-9) and lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), North 02 degrees 30 minutes 40 seconds East 313.52 feet to a point and the principal place of beginning;

thence through said Ohio Franklin Realty lands, the following three courses:

- 1) North 86 degrees 50 minutes 09 seconds West 1349.36 feet to an iron pin set, passing an iron pin set at 25.00 feet;
- 2) North 03 degrees 56 minutes 02 seconds East 242.02 feet to an iron pin set;
- 3) South 86 degrees 50 minutes 09 seconds East 953.45 feet to a pipe found, passing as iron pin set at 763.44 feet;

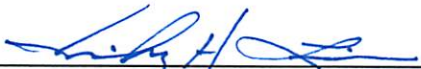
thence along the south line of lands now owned by Michael J. Krivesti (DR 363-575), South 86 degrees 50 minutes 09 seconds East 389.90 feet to an iron pin found on the centerline of Salem Road (CR-9), passing an iron pin found at 359.45 feet;

thence along said centerline of Salem Road (CR-9), South 02 degrees 30 minutes 40 seconds West 242.02 feet to the principal place of beginning, containing 7.480 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 November 5, 2015 by Linn Engineering, Inc.

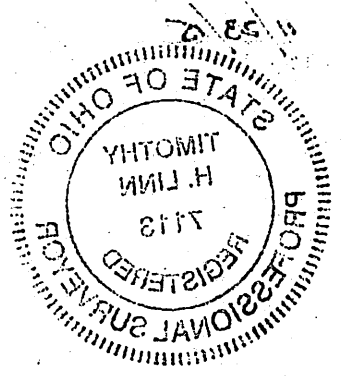


Timothy H. Linn, PS
Reg. No. 7113

Parcel No.
Part of: N020020003000 (±7.480 ac.)



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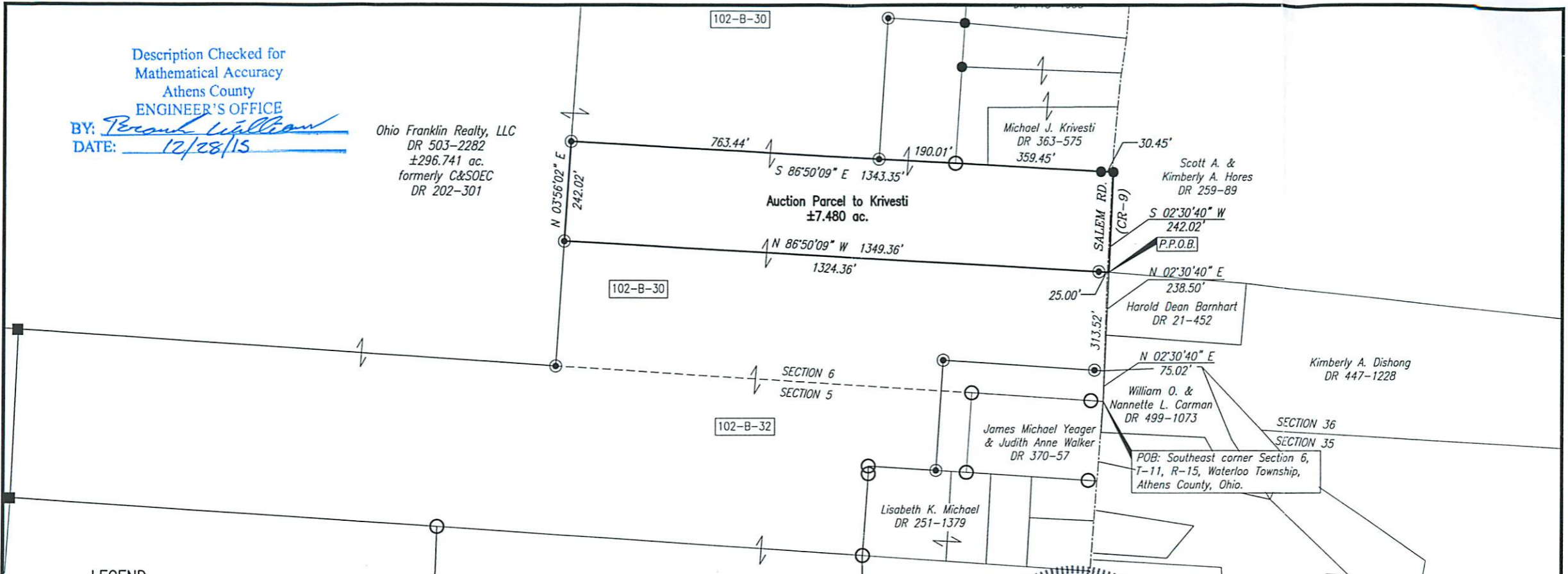


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BY: *Timothy H. Linn*
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Ohio Franklin Realty, LLC
DR 503-2282
±296.741 ac.
formerly C&SOEC
DR 202-301



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 6, T-11, R-15, Ohio Company Lands, Waterloo Township, Athens County, Ohio.

PARCEL NO.

Part of: N020020003000 (±7.480 ac.)



Timothy H. Linn
Timothy H. Linn, PS
Reg. Surveyor No. 7113
Project No.: AEP-1516

11/23/15
Date

	OHIO FRANKLIN REALTY, LLC POSTON COAL LANDS AUCTION PARCEL: KRIVESTI ±7.480 ac.										
	Linn Engineering, Inc. 740-452-7434 Civil Engineering Consultants P.O. Box 2086 Zanesville, Ohio 43702-2086										
<table border="1"> <thead> <tr> <th>Revision</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision	Description	Date				<table border="1"> <tr> <td>Drawn by: TJS</td> </tr> <tr> <td>Checked by: THL</td> </tr> <tr> <td>Scale: 1"=300'</td> </tr> </table>		Drawn by: TJS	Checked by: THL	Scale: 1"=300'
Revision	Description	Date									
Drawn by: TJS											
Checked by: THL											
Scale: 1"=300'											
Sheet No. 1 of 1											



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000016

Issue Date: 02/11/2016

Permit Type: Minor

Issue Date: 02/11/2016

Description: Lotsplit

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

Location:

Section: SE6

Town: 11

Range: 15

Township: Waterloo

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 #: #71113

Date property owner originally purchased the property:	12/02/2014
Acreage of original purchase:	34.270
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	7.480
Public road frontage of proposed parcel(s): 240	Residual: 17.921
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


Date