



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

Ohio Franklin Realty, LLC

OR 503-2473

Part of Dover Township

+/- 66.436 acres

Dover Township

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

Being a part of Section 32, Township 10, Range 14, Ohio Company Lands, and being more particularly described as follows:

Beginning at an iron pin found on the southwest corner of said Section 32;

thence along the west line of said Section 32, North 04 degrees 00 minutes 18 seconds East 2592.07 feet to an iron pin set on the south line of lands now owned by Athens Conservancy (OR 405-01);

thence along said south line the following two courses:

- 1) South 72 degrees 51 minutes 01 seconds East 102.38 feet to an iron pin found;
- 2) thence North 53 degrees 00 minutes 52 seconds East 230.06 feet to a point on the west line of lands now owned by Le-Ax Water District (OR 199-461), passing an iron pin found at 178.22 feet;

thence along said Le-Ax lands the following nine courses:


- 1) with a curve to the right having a radius of 1980.00 feet, an arc length of 1726.98 feet, and a chord bearing South 35 degrees 18 minutes 59 seconds East, and a chord length of 1672.75 feet to a point;
- 2) South 10 degrees 19 minutes 46 seconds East 163.98 feet to a point;
- 3) with a curve to the left having a radius of 2814.79 feet, an arc length of 333.79 feet, and a chord bearing South 13 degrees 43 minutes 15 seconds East, and a chord length of 333.60 feet to a point;
- 4) South 76 degrees 36 minutes 32 seconds West 259.48 feet to an iron pin found, passing an iron pin found at 44.72 feet;
- 5) South 48 degrees 19 minutes 56 seconds West 281.83 feet to an iron pin found;
- 6) South 31 degrees 51 minutes 18 seconds West 163.08 feet to an iron pin found;
- 7) South 08 degrees 50 minutes 11 seconds East 282.25 feet to an iron pin found, passing an iron pin found 17.97 feet right at a distance of 153.02 feet;
- 8) South 05 degrees 58 minutes 12 seconds East 152.41 feet to an iron pin found;
- 9) South 10 degrees 09 minutes 45 seconds West 100.93 feet to an iron pin set on the south line of said Section 32;

thence along the south line of said Section 32, North 85 degrees 59 minutes 41 seconds West

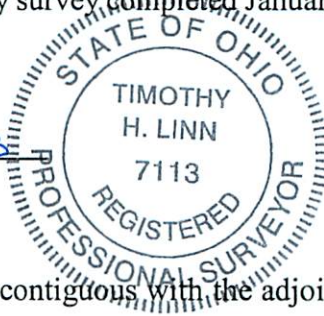
1033.08 feet to the place of beginning, containing 66.436 acres, more or less, subject to all easements and right of ways, written or implied.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made October 1, 2012.

This description is written based on a boundary survey completed January 18, 2018 by Timothy H. Linn, PS, No. 7113.


Timothy H. Linn, PS
Reg. No. 7113

1/31/18
Date




Note: This tract will remain continuous and contiguous with the adjoining Athens Conservancy District lands.

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

FEB 23 2018

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/8/18

Legal Description Pre-Approval
APPROVED
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FEB 23 2018

Jill Thompson
 Athens County Auditor

OHIO FRANKLIN REALTY, LLC
 OR 503-2473

R: 1980.00'
 A: 1726.98'
 Ch: S 35°18'59" E
 Lc: 1672.75'

Le-Ax Water District
 OR 199-461

U.S.A.
 DR 371-857

LOT 603

LOT 602

LOT 367

LOT 366

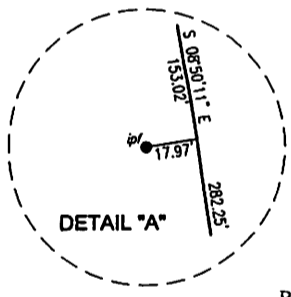
LOT 365

LOT 364

YORK TOWNSHIP
 ±99.133 ac.

DOVER TOWNSHIP
 ±66.436 ac.

PLACE OF BEGINNING:
 Iron pin found at southeast corner of
 Section 2, T-12, R-15, Ohio Company
 Lands, York Township, Athens County.



OHIO FRANKLIN REALTY, LLC
 OR 503-2473

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Timothy H. Linn*
 DATE: 2/8/18

SITUATED IN
 Section 32, T-10, R-14, Township of Dover and in Section 2, T-12, R-15,
 Township of York of the Ohio Company Lands, in the County of Athens, State
 of Ohio.

PARCEL NUMBERS

Dover Township	
Part of: G 010010052400	±66.436 ac.
York Township	
Part of: P010010000109	±99.133 ac.
Total	±165.569 ac.

BASIS OF BEARINGS
 Bearings are based on the Ohio State Plane Coordinate System, South Zone,
 North American Datum 1983, as per GPS observations made on October 1,
 2012.

REFERENCES
 Prior surveys by Linn Engineering between 2012 and 2016.
 As shown on Plat.

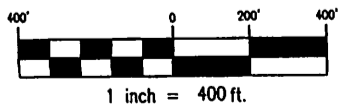
- LEGEND**
- Iron Pin Set, 5/8" rebar.
 - Iron Pin Found, 5/8" rebar
 - ☒ Concrete Monument Found



Timothy H. Linn, PS
 Registered Professional Surveyor No. 7113
 Date: 1/31/18

Project No.: AEP-313-2018-POSTON

OHIO FRANKLIN REALTY, LLC
 OR 503-2473
 PARTS OF YORK AND DOVER TOWNSHIPS



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

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

FEB 23 2018

Jill Thompson
 Athens County Auditor

OHIO FRANKLIN REALTY, LLC
 OR 503-2473

R: 1980.00'
 A: 1726.98'
 CH: S 35°18'59" E
 Lc: 1672.75'

Le-Ax Water District
 OR 199-461

U.S.A.
 DR 371-857

LOT 603

LOT 602

LOT 367

LOT 366

LOT 365

LOT 364

YORK TOWNSHIP
 ±99.133 ac.

DOVER TOWNSHIP
 ±66.436 ac.

R: 2814.79'
 A: 333.79'
 CH: S 13°43'15" E
 Lc: 333.60'

PLACE OF BEGINNING:
 Iron pin found at southeast corner of
 Section 2, T-12, R-15, Ohio Company
 Lands, York Township, Athens County.

S 31°51'18" W
 163.08'

S 08°50'11" E
 282.25'

SEE DETAIL "A"

S 05°58'12" E
 152.41'

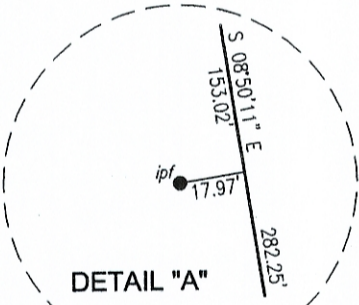
S 10°09'45" W
 100.93'

OHIO FRANKLIN REALTY, LLC
 OR 503-2473

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Brandon Williams*
 DATE: 2/8/18

Athens Conservancy
 OR 405-01



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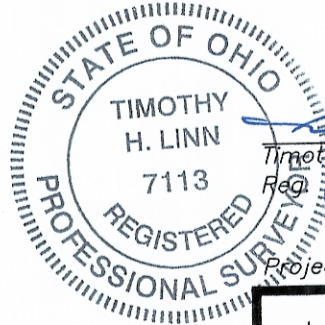
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Timothy H. Linn
 Timothy H. Linn, PS
 Reg. Surveyor No. 7113
 Date: 1/31/18

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