

Exhibit "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Perman Williams
DATE: 12/28/15

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

KYAE AREA: 20.289 ACRE

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

Being a part of Northeast Quarter of Section 4, Township 11, Range 15, Ohio Company Lands, being all of AEP Parcel 102-A-37 within lands now owned by said Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning for reference at a stone found on the northwest corner of the Northeast Quarter of said Section 4;

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) South 04 degrees 35 minutes 33 seconds West 359.49 feet to an iron pin set and the principal place of beginning;

thence along the south line of lands now owned by J.B. Myers and Susan D. Wolf (DR 5-854) South 86 degrees 37 minutes 34 seconds East 2273.34 feet to a pipe found in Salem Road (CR-9), passing a pipe found at 5.65 feet and an iron pin set at 2244.34 feet;

thence in said Salem Road along the northwest line of lands now owned by Michael Riley (DR 327-166) South 43 degrees 29 minutes 00 seconds West 103.73 feet to a point;

thence in Salem Road along the northwest line of lands now owned by Evan Rothwell (DR 464-2441) the following two courses:

- 1) South 43 degrees 46 minutes 33 seconds West 47.67 feet to a railroad spike found;
- 2) South 42 degrees 21 minutes 44 seconds West 414.06 feet to the northeast corner of lands now owned by Scott F. and Sarah J. Bailey (DR 497-1779), passing a railroad spike found at 412.41;


thence along said Bailey's north line North 85 degrees 34 minutes 53 seconds West 1923.98 feet to a stone found, passing an iron pin set at 20.66 feet;

thence along the east line of lands of said Bruce and Sater and along the west line of said Northeast Quarter North 04 degrees 35 minutes 33 seconds East 402.49 feet to the place of beginning, containing 20.289 acres, more or less.

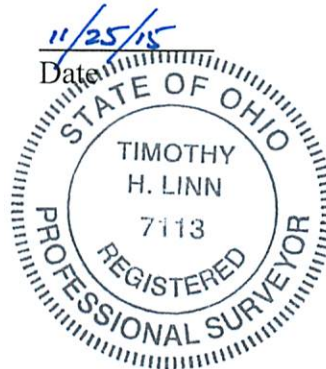
Subject to all easements and right of ways, written or implied.

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

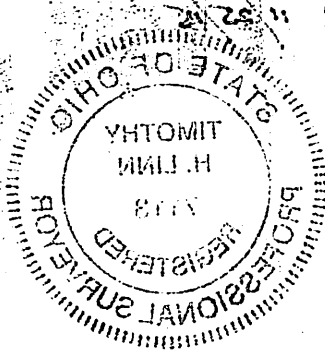


Parcel No.
All of: N020020014000 (±20.289 ac.)

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

JAN 05 2016

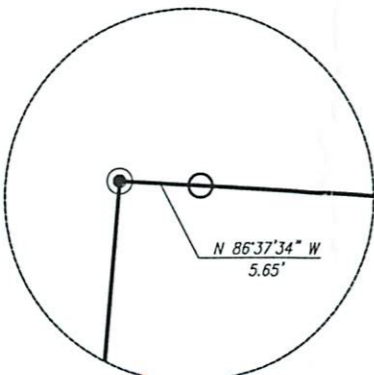
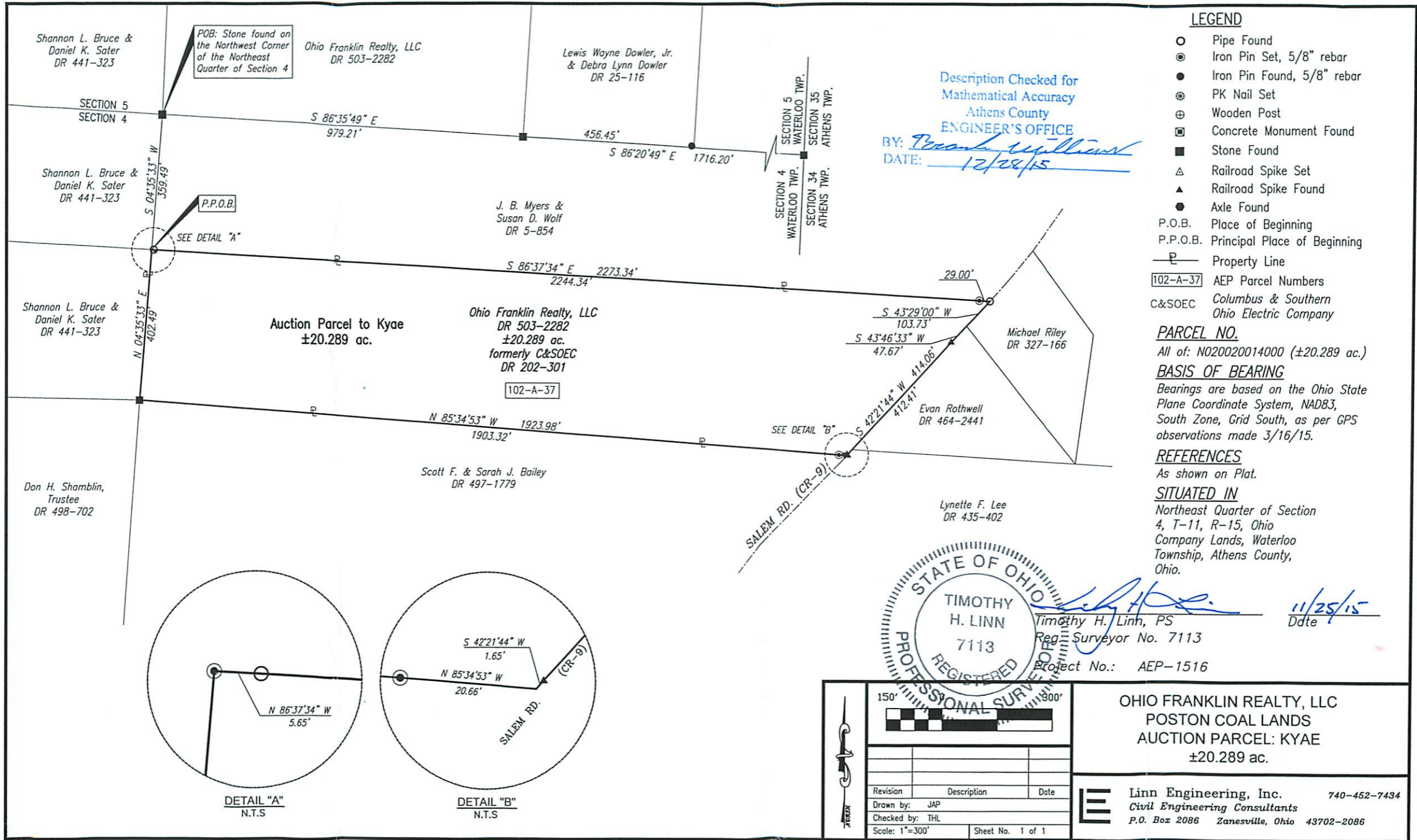
Jill Thompson
Athens County Auditor



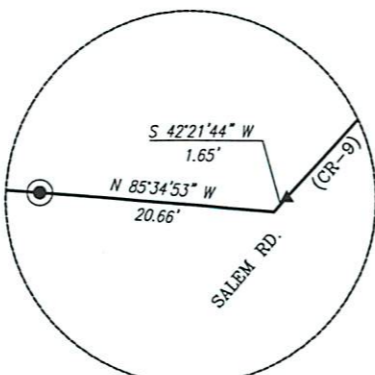
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Vertical text located to the left of the professional seal.

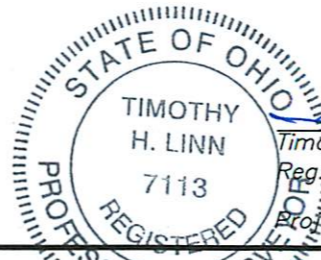
Vertical text located to the right of the professional seal.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



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

11/25/15
 Ddte

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

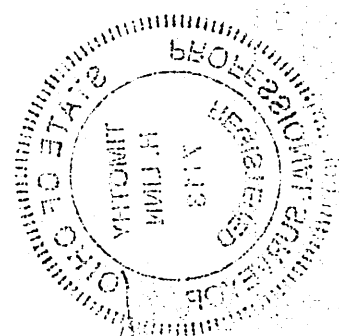
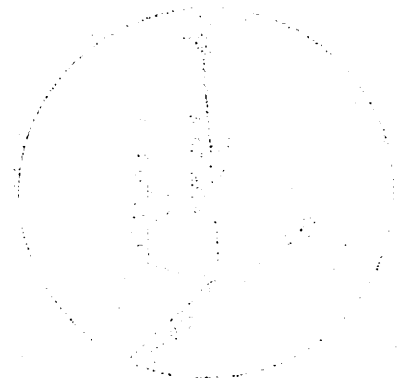
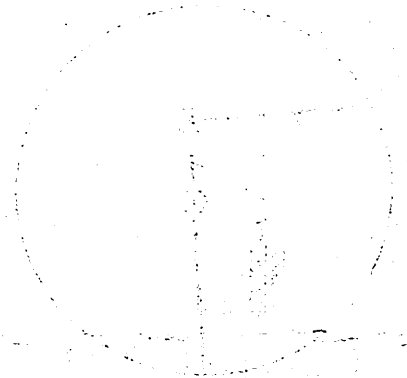
- LEGEND**
- Pipe Found
 - ⊙ Iron Pin Set, 5/8" rebar
 - Iron Pin Found, 5/8" rebar
 - ⊕ PK Nail Set
 - ⊕ Wooden Post
 - ⊠ Concrete Monument Found
 - Stone Found
 - △ Railroad Spike Set
 - ▲ Railroad Spike Found
 - Axle Found
 - P.O.B. Place of Beginning
 - P.P.O.B. Principal Place of Beginning
 - P— Property Line
 - 102-A-37 AEP Parcel Numbers
 - C&SOEC Columbus & Southern Ohio Electric Company

PARCEL NO.
 All of: N020020014000 (±20.289 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.

SITUATED IN
 Northeast Quarter of Section 4, T-11, R-15, Ohio Company Lands, Waterloo Township, Athens County, Ohio.

			OHIO FRANKLIN REALTY, LLC POSTON COAL LANDS AUCTION PARCEL: KYAE ±20.289 ac.	
Revision Description Date			Linn Engineering, Inc. 740-452-7434 Civil Engineering Consultants P.O. Box 2086 Zanesville, Ohio 43702-2086	
Drawn by: JAP				
Checked by: THL				
Scale: 1"=300'		Sheet No. 1 of 1		



11/22/12