

EXHIBIT "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branah Willtown
DATE: 12/17/15

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

YEAGER ENCROACHMENT: 1.027 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 and 102-B-32, 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 along the centerline of Salem Road (CR-9);

thence along said section line and Yeager and Walker's north line, North 86 degrees 18 minutes 02 seconds West 325.61 feet to a pipe found on said Yeager and Walker's northwest corner, passing a pipe found at 30.63 feet;

thence along said Yeager and Walker's west line, South 03 degrees 46 minutes 17 seconds West 196.51 feet to a pipe found;

thence North 86 degrees 18 minutes 10 seconds West 75.00 feet to an iron pin set on the north line of lands now owned by Lisabeth K. Michael (DR 251-1379);

thence through said lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) the following two courses:


- 1) North 03 degrees 46 minutes 17 seconds East 271.52 feet to an iron pin set;
- 2) South 86 degrees 18 minutes 02 seconds East 398.96 feet to a point along said centerline of Salem Road (CR-9), passing an iron pin set at 373.96 feet;

thence along said centerline of Salem Road (CR-9), South 02 degrees 30 minutes 40 seconds West 75.02 feet to the place of beginning, containing 1.027 acres, more or less.

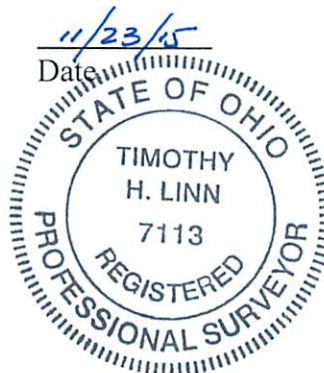
Subject to all easements and right of ways, written or implied.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made May 11, 2015.

This description is written based on field and record data and completed May 15, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113



Parcel No.
Part of: N020020003000 (±0.688 ac.)
Part of: N020020004200 (±0.339 ac.)
Total: (±1.027 ac.)

The above described parcel is to be held continuous and contiguous with Auditor's Parcel Number N020020003100.

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

JAN 05 2016

Jill Thompson
Athens County Auditor



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS15-000023

Issue Date: 12/29/2015

Permit Type: Minor | **Issue Date:** 12/29/2015

Description: Encroachment by 10989 Salem Rd. onto AEP property and need to be continuous and contiguous.

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

Location:

Lot: Section: 6 and 5 Town: 11 Range: 15 Township: Waterloo

Applicant:

Ohio Franklin Realty
Phone: (740)962-1214

Property Owner:

Ohio Franklin Realty
Phone: (740)962-1214

10989 Salem Rd.
Athens OH 45701

Surveyor Name: Linn Engineering Inc.

Registration #:

Date property owner originally purchased the property:	12/01/2014
Acreage of original purchase:	296.741
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	1.027
Public road frontage of proposed parcel(s): 75	Residual: 295.714
Date of survey of plat of proposed parcel(s):	11/01/2015
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	12/17/2015

Minimum Requirements:

Public Road Frontage: <input checked="" type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio: <input checked="" type="checkbox"/>	Health Department Approval: <input checked="" type="checkbox"/>
Number of Splits Permitted: <input checked="" type="checkbox"/>	Registered Surveyor: <input checked="" type="checkbox"/>

Total Fees: \$80.00

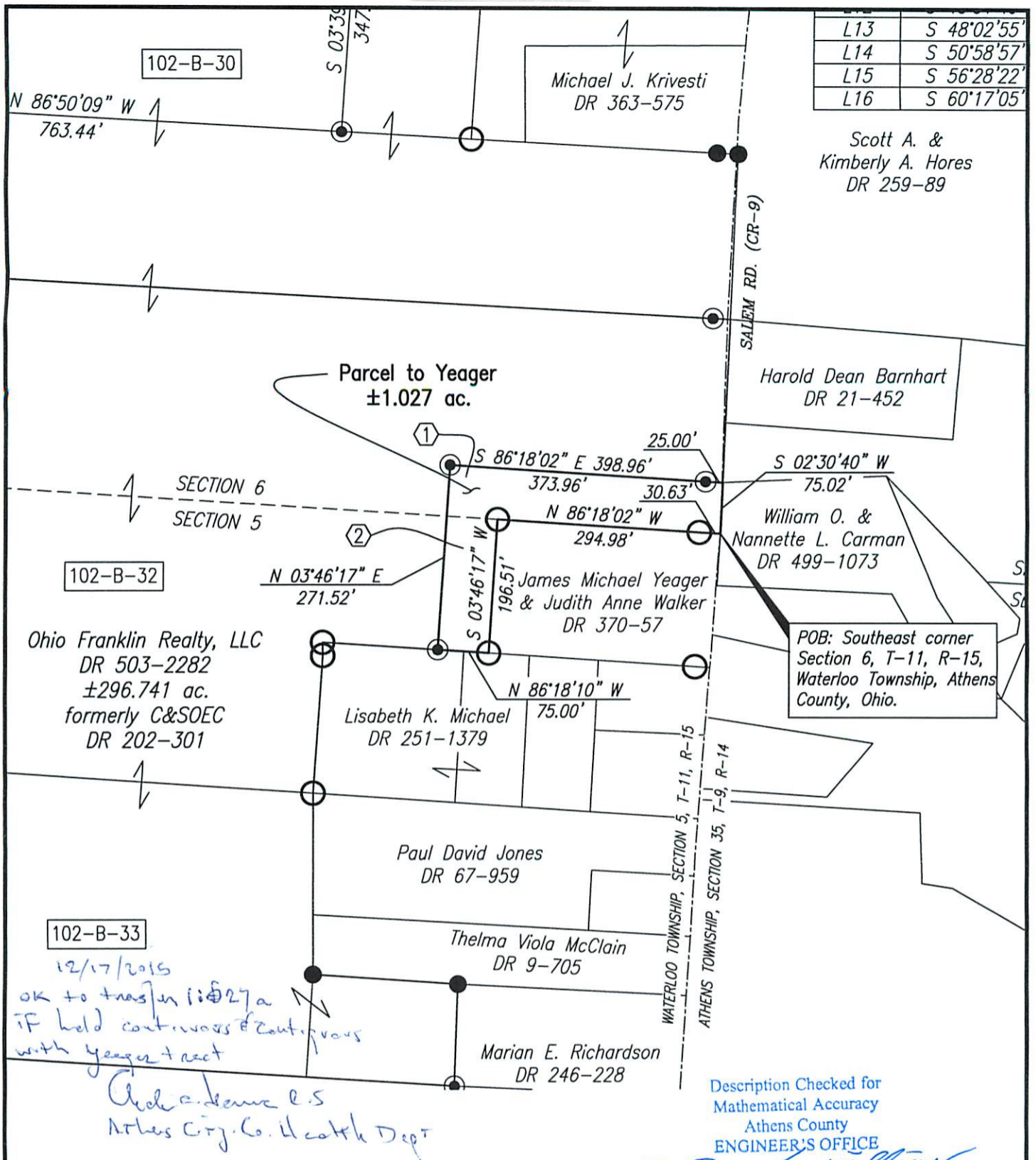
Service-Safety Director recommendation:

Approved Refused

Paula Horan Moseley
Paula Horan-Moseley
Service-Safety Director

1/4/16
Date

EXHIBIT "B"



L13	S 48°02'55"
L14	S 50°58'57"
L15	S 56°28'22"
L16	S 60°17'05"

102-B-30

102-B-32

102-B-33

Ohio Franklin Realty, LLC
DR 503-2282
±296.741 ac.
formerly C&SOEC
DR 202-301

12/17/2015
OK to transfer i.e. \$27a
IF held contiguous & contiguous
with Yeager tract

Check a.k.a. E.S.
Athens City Co. Health Dept

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Frank Williams*
DATE: 12/17/15

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.

SITUATED IN
Southeast Quarter of Section 6 and the Northeast Quarter of Section 5, T-11, R-15, Ohio Company Lands, Waterloo Township, Athens County, Ohio.

REFERENCES
As shown on Plat.

PARCEL NO.
① Part of: N020020003000 (±0.688 ac.)
② Part of: N020020004200 (±0.339 ac.)

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
- Property Line



Timothy H. Linn
Timothy H. Linn, PS
Reg. Surveyor No. 7113
Date 11/23/15
Project No.: AEP-1516

100' 0 200'		
Revision	Description	Date
Drawn by:	TJS	
Checked by:	THL	
Scale: 1"=200'		Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
PARCEL: YEAGER
±1.027 ac.

102-A-46 AEP Parcel Numbers
C&SOEC Columbus & Southern Ohio Electric Company

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