

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brian Williams  
DATE: 12/29/15

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

**HIEHLE: 220.601 ACRE**

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

Being a part of the South Half of Section 6, Township 11, Range 15, Ohio Company Lands, being part of AEP Parcels 102-B-14 and 102-B-25, 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 Northwest corner of the Southwest Quarter of said Section 6;

thence along the south lines of lands now owned by Brian K. Dowler (DR 291-1334) and Alan Paillet (DR 285-759), South 86 degrees 32 minutes 03 seconds East 2649.49 feet to an iron pin found;

thence along said Paillet's south line, South 85 degrees 42 minutes 43 seconds East 46.63 feet to a point on the centerline of Salem Road (CR-9);

thence along said centerline of Salem Road (CR-9), South 25 degrees 38 minutes 49 seconds East 57.16 feet to a point;

thence along said lands now owned by Todd Michael Dowler (DR 243-291) the following three courses:

- 1) South 63 degrees 37 minutes 31 seconds West 480.00 feet to an iron pin set, passing an iron pin found at 44.76 feet;
- 2) South 26 degrees 22 minutes 29 seconds East 361.05 feet to an iron pin set;
- 3) thence North 63 degrees 37 minutes 31 seconds East 142.40 feet to an iron pin set;

thence along said lands now owned by Steve E. Blair and Marilyn D. Blair (DR 115-556) the following two courses:

- 1) South 26 degrees 22 minutes 29 seconds East 320.00 feet to an iron pin found;
- 2) North 63 degrees 37 minutes 31 seconds East 337.60 feet to a point on the centerline of Salem Road (CR-9), passing an iron pin found at 316.88 feet;

thence along said centerline of Salem Road (CR-9) the following nineteen courses:

- 1) South 33 degrees 16 minutes 40 seconds East 33.67 feet to a point;
- 2) South 29 degrees 46 minutes 28 seconds East 67.72 feet to a point;
- 3) South 37 degrees 12 minutes 07 seconds East 42.24 feet to a point;
- 4) South 49 degrees 20 minutes 16 seconds East 38.25 feet to a point;
- 5) South 60 degrees 32 minutes 14 seconds East 34.44 feet to a point;
- 6) South 70 degrees 12 minutes 24 seconds East 41.51 feet to a point;
- 7) South 75 degrees 20 minutes 55 seconds East 107.50 feet to a point;
- 8) South 77 degrees 56 minutes 45 seconds East 91.68 feet to a point;
- 9) South 77 degrees 52 minutes 45 seconds East 77.70 feet to a point;
- 10) South 72 degrees 37 minutes 42 seconds East 57.83 feet to a point;
- 11) South 64 degrees 22 minutes 56 seconds East 43.79 feet to a point;
- 12) South 58 degrees 44 minutes 43 seconds East 58.56 feet to a point;
- 13) South 52 degrees 37 minutes 56 seconds East 69.03 feet to a point;
- 14) South 48 degrees 08 minutes 10 seconds East 76.31 feet to a point;
- 15) South 45 degrees 11 minutes 37 seconds East 142.80 feet to a point;
- 16) South 48 degrees 43 minutes 51 seconds East 44.78 feet to a point;
- 17) South 56 degrees 47 minutes 04 seconds East 57.15 feet to a point;
- 18) South 68 degrees 06 minutes 47 seconds East 38.40 feet to a point;
- 19) South 79 degrees 16 minutes 04 seconds East 23.75 feet to a point;

thence South 03 degrees 56 minutes 02 seconds West 1537.01 feet to an iron pin set on the south line of Section 6, passing an iron pin set at 18.27 feet, an pipe found at 205.89 feet, an iron pin set at 992.78 feet, and an iron pin set at 1234.80 feet;

thence along said section line and lands now owned by Ohio Franklin Reality, LLC (DR 503-2282) and Rauch Family Partnership (DR 276-571) the following two courses:


- 1) North 86 degrees 17 minutes 31 seconds West 1332.44 feet to a stone found;
- 2) North 86 degrees 17 minutes 31 seconds West 2720.17 feet to a pipe found on the southwest corner of Section 6 and the southeast corner of Section 12;

thence along said section lines, North 04 degrees 00 minutes 42 seconds East 2681.98 feet to the place of beginning, containing 220.601 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

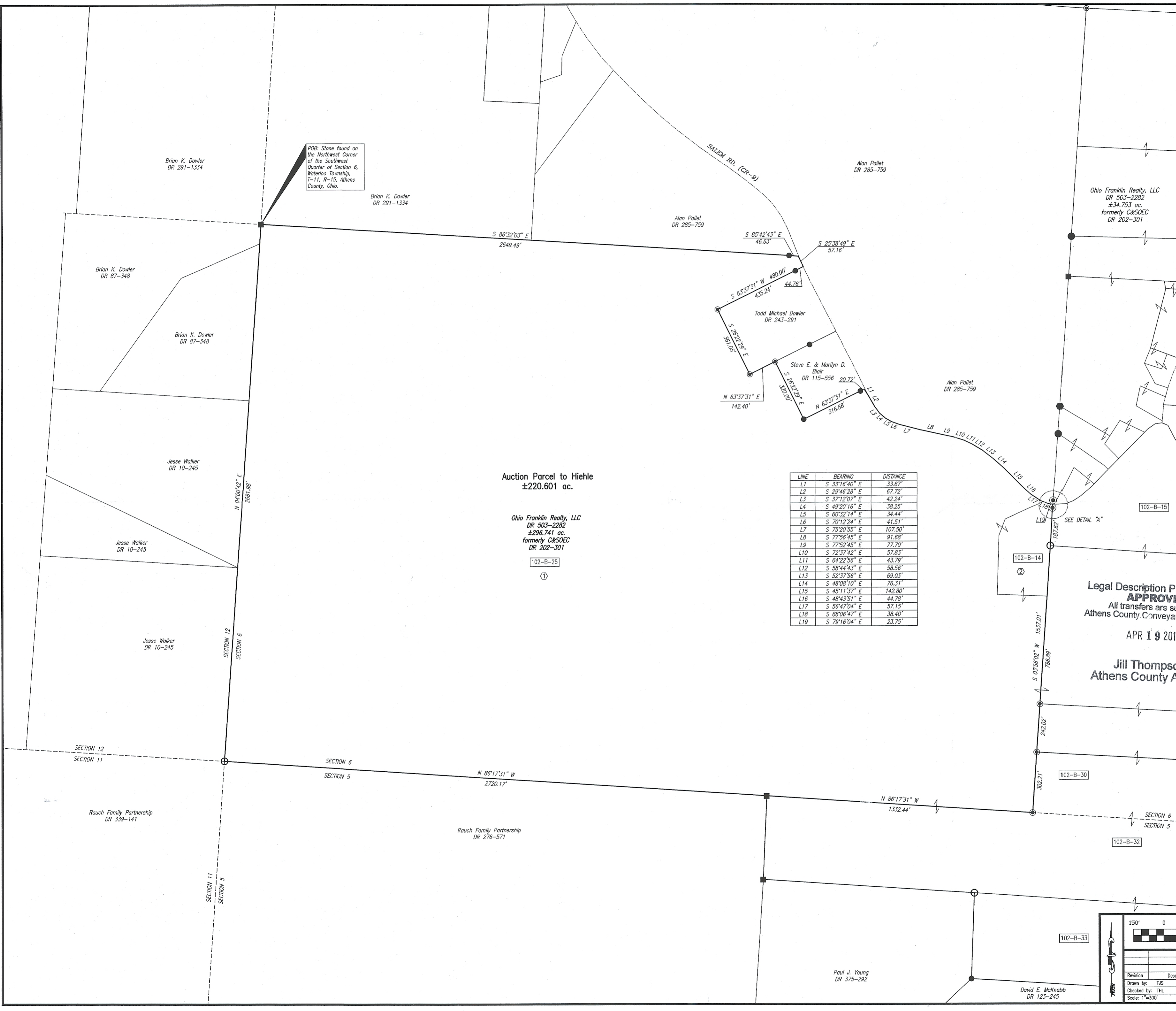


**Parcel No.**  
All of: N020020000600 (±218.146 ac.)  
All of: N020020000800 (±2.455 ac.)  
Total: (±220.601 ac.)

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

JAN 05 2016

Jill Thompson  
Athens County Auditor



P.O.B. Stone found on the Northwest Corner of the Southwest Quarter of Section 6, Waterloo Township, T-11, R-15, Athens County, Ohio.

Auction Parcel to Hiehle  
±220.601 ac.

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

LINE	BEARING	DISTANCE
L1	S 33°16'40" E	33.67'
L2	S 29°46'28" E	67.72'
L3	S 37°12'07" E	42.24'
L4	S 49°20'16" E	38.25'
L5	S 60°32'14" E	34.44'
L6	S 70°12'24" E	41.51'
L7	S 75°20'55" E	107.50'
L8	S 77°56'45" E	91.68'
L9	S 77°52'45" E	77.70'
L10	S 72°37'42" E	57.83'
L11	S 64°22'56" E	43.79'
L12	S 58°44'43" E	58.56'
L13	S 52°37'56" E	69.03'
L14	S 48°08'10" E	76.31'
L15	S 45°11'37" E	142.80'
L16	S 48°43'51" E	44.78'
L17	S 56°47'04" E	57.15'
L18	S 68°06'47" E	36.40'
L19	S 79°16'04" E	23.75'

- 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
  - Bolt Found
  - P.O.B. Place of Beginning
  - P.P.O.B. Principal Place of Beginning
  - Property Line
  - 102-A-48 AEP Parcel Numbers
  - C&SOEC Columbus & Southern Ohio Electric Company

**REFERENCES**  
As shown on Plat.

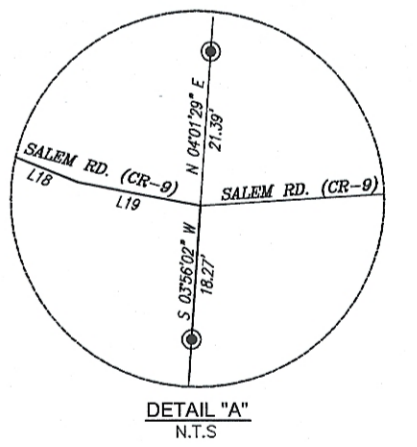
**BASIS OF BEARING**  
Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 5/11/15.

**SITUATED IN**  
South Half of Section 6, Ohio Company Lands, T-11, R-15, Waterloo Township, Athens County, Ohio.

**PARCEL NO.**

- ① All of: N020020000600 (±218.146 ac.)
- ② All of: N020020000800 (± 2.455 ac.)
- Total: (±220.601 ac.)

Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards  
APR 19 2016  
Jill Thompson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Timothy H. Linn*  
DATE: 4/19/16



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

OHIO FRANKLIN REALTY, LLC  
POSTON COAL LANDS  
AUCTION PARCEL: HIEHLE  
±220.601 ac.

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

Revision	Description	Date

Scale: 1"=300' Sheet No. 1 of 1

Paul J. Young  
DR 375-292

David E. McKnabb  
DR 123-245