

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Peramb Williams*
DATE: 12/28/15

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

**Legal Description Pre-Approval
APPROVED**

All transfers are subject to
Athens County Conveyance Standards

FEB 18 2016

McMICHAEL: 14.815 ACRES

**Jill Thompson
Athens County Auditor**

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

Being a part of AEP Parcel 102-A-39 in the Northwest Quarter of Section 33 Athens Township, Township 9, Range 14, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning at an iron pipe found on the Northwest corner of Farm Lot 169, in Section 33, Athens Township;

thence along the north line of said Farm Lot 169 South 87 degrees 41 minutes 27 seconds East 516.84 feet to an iron pin found at the southwest corner of lands now owned by Janet E. Ulakovic (DR 282-781);

thence continuing along the north of Farm Lot 169 and the south line of said Ulakovic South 87 degrees 30 minutes 21 seconds East 142.95 feet to an iron pin set;

thence continuing along the north of Farm Lot 169 South 87 degrees 41 minutes 33 seconds East 404.75 feet to the center of Salem Road (CR-9) and the principal of beginning, passing an iron pin found at 371.84 feet;

thence along the center of Salem Road (CR-9) the following twenty five courses:

- 1) North 22 degrees 21 minutes 25 seconds West 44.24 feet;
- 2) North 28 degrees 03 minutes 17 seconds West 34.06 feet;
- 3) North 32 degrees 54 minutes 30 seconds West 36.39 feet;
- 4) North 37 degrees 07 minutes 22 seconds West 49.84 feet;
- 5) North 38 degrees 39 minutes 58 seconds West 85.63 feet;
- 6) North 33 degrees 19 minutes 33 seconds West 68.91 feet;
- 7) North 26 degrees 32 minutes 52 seconds West 74.66 feet;

- 8) North 22 degrees 44 minutes 47 seconds West 88.84 feet;
- 9) North 19 degrees 48 minutes 29 seconds West 166.82 feet;
- 10) North 10 degrees 54 minutes 40 seconds West 44.80 feet;
- 11) North 01 degrees 23 minutes 17 seconds East 45.41 feet;
- 12) North 12 degrees 52 minutes 41 seconds East 35.76 feet;
- 13) North 23 degrees 33 minutes 16 seconds East 36.78 feet;
- 14) North 30 degrees 53 minutes 22 seconds East 43.59 feet;
- 15) North 30 degrees 57 minutes 58 seconds East 131.42 feet;
- 16) North 28 degrees 36 minutes 22 seconds East 73.58 feet;
- 17) North 22 degrees 01 minutes 08 seconds East 37.69 feet;
- 18) North 16 degrees 50 minutes 27 seconds East 39.90 feet;
- 19) North 09 degrees 59 minutes 39 seconds East 57.22 feet;
- 20) North 03 degrees 29 minutes 57 seconds East 50.79 feet;
- 21) North 02 degrees 37 minutes 44 seconds West 50.80 feet;
- 22) North 05 degrees 44 minutes 15 seconds West 40.11 feet;
- 23) North 10 degrees 55 minutes 36 seconds West 35.19 feet;
- 24) North 14 degrees 24 minutes 26 seconds West 45.70 feet;
- 25) North 18 degrees 41 minutes 45 seconds West 29.86 feet;

thence leaving said Salem Road and through Ohio Franklin Realty, LLC (DR 503-2282) lands South 86 degrees 35 minutes 30 seconds East 503.43 feet to an iron pin set on the east line Farm Lot 172 and the west line of lands now owned by Reno V. Haines (DR 474-2142), passing an iron pin set at 25.00 feet;

thence along the east line of Farm Lot 172 South 03 degrees 24 minutes 32 seconds West 608.17 feet to a point, from which an iron pin found bears South 85 degrees 13 minutes 55 seconds East 3.90 feet;

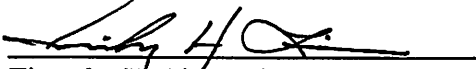
thence continuing along the east line of Farm Lot 172 South 03 degrees 24 minutes 32 seconds West 697.13 feet to an iron pin set on the southeast corner of Farm Lot 172, passing an iron pin found 7.24 feet right at 452.29 feet;

thence along the south line of Farm Lot 172 North 87 degrees 41 minutes 33 seconds West 272.13 feet to the principal place point of beginning, passing an iron pin found at 4.99 feet and an iron pin set at 247.13 feet, containing 14.815 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 30, 2015 by Linn Engineering, Inc.


Timothy H. Linn, PS
Reg. No. 7113

11/23/15
Date

Parcel No.
Part of: A040040003700 (±14.815 ac.)

