

BY: *Brandon Williams*
DATE: 12/23/15

**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

BRUNER AREA: 93.266 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 the south half of Section 35 and the north half of Section 34, Athens Township, Township 9, Range 14, and being a part of Farm Lots 176, 177, 179 and 181, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) consisting of AEP Parcels 102-A-42, 102-A-49, and 102-A-50, and more particularly described as follows:

Beginning at an iron pin found at the southwest corner of Farm Lot 179;

thence along the west line of Farm Lot 179 the following two courses:

- 1) North 02 degrees 28 minutes 44 seconds East 426.00 feet to an iron pin found;
- 2) North 03 degrees 34 minutes 43 seconds East 1158.29 feet to a point on the centerline of Vore Ridge Road (CR-22), passing an iron pin set at 1133.29 feet;

thence along said centerline of Vore Ridge Road the following twenty one courses:

- 1) South 71 degrees 02 minutes 22 seconds East 61.59 feet;
- 2) South 72 degrees 12 minutes 07 seconds East 76.74 feet;
- 3) South 74 degrees 39 minutes 49 seconds East 194.80 feet;
- 4) South 75 degrees 14 minutes 41 seconds East 307.55 feet;
- 5) South 74 degrees 42 minutes 33 seconds East 65.13 feet;
- 6) South 71 degrees 33 minutes 08 seconds East 60.50 feet;
- 7) South 66 degrees 27 minutes 46 seconds East 63.30 feet;
- 8) South 62 degrees 25 minutes 20 seconds East 54.12 feet to a PK nail set;
- 9) South 59 degrees 32 minutes 32 seconds East 74.32 feet;
- 10) South 60 degrees 48 minutes 52 seconds East 59.33 feet;
- 11) South 66 degrees 32 minutes 41 seconds East 54.96 feet;
- 12) South 74 degrees 39 minutes 52 seconds East 48.26 feet;
- 13) South 82 degrees 21 minutes 19 seconds East 52.16 feet;
- 14) South 88 degrees 33 minutes 40 seconds East 32.37 feet;

- 15) North 87 degrees 46 minutes 39 seconds East 42.78 feet;
- 16) North 82 degrees 39 minutes 44 seconds East 37.18 feet;
- 17) North 77 degrees 22 minutes 05 seconds East 52.09 feet;
- 18) North 74 degrees 12 minutes 51 seconds East 64.41 feet;
- 19) North 71 degrees 18 minutes 59 seconds East 46.89 feet;
- 20) North 69 degrees 29 minutes 50 seconds East 21.09 feet;
- 21) North 67 degrees 37 minutes 39 seconds East 43.55 feet to a PK nail set;

thence along the north line of Farm Lot 179 South 86 degrees 39 minutes 20 seconds East 304.95 feet to an iron pin found;

thence continuing along said north line South 86 degrees 51 minutes 51 seconds East 24.63 feet to a stone found on the northwest corner of lands now owned by Gregory A. and Rebecca J. Patton (DR 429-1297);

thence through Farm Lot 179 South 04 degrees 15 minutes 55 seconds West 1099.85 feet to a limestone found on the northern corner of a survey by R.A. Hibbard, passing an iron pin found 14.69 feet left at a distance of 951.12 feet;

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

- 1) North 87 degrees 01 minutes 24 seconds West 518.67 feet to an iron pin set;
- 2) South 04 degrees 04 minutes 45 seconds West 1,116.34 feet to an iron pin set on The Athens Conservatory Right of Way (DR 461-300), passing an iron pin set on the Northeast corner of Farm Lot 177 at 262.99 feet;

thence along said Conservancy lands the following three courses:

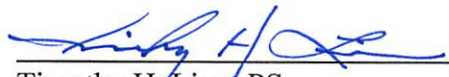
- 1) with a curve to the left having a radius of 2346.41 feet, an arc length of 1109.55 feet, a chord bearing of South 54 degrees 38 minutes 18 seconds West, with a chord length of 1099.24 feet;
- 2) with a curve to the left having a radius of 1805.30 feet, an arc length of 488.77 feet, a chord bearing of South 33 degrees 20 minutes 13 seconds West, with a chord length of 487.28 feet;
- 3) South 25 degrees 34 minutes 51 seconds West 438.17 feet to an iron pin set on the west line of Farm Lot 177;

thence along said west line North 04 degrees 17 minutes 00 seconds East 2360.63 feet to the place of beginning, containing 93.266 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 May 8, 2015 by Linn Engineering, Inc.



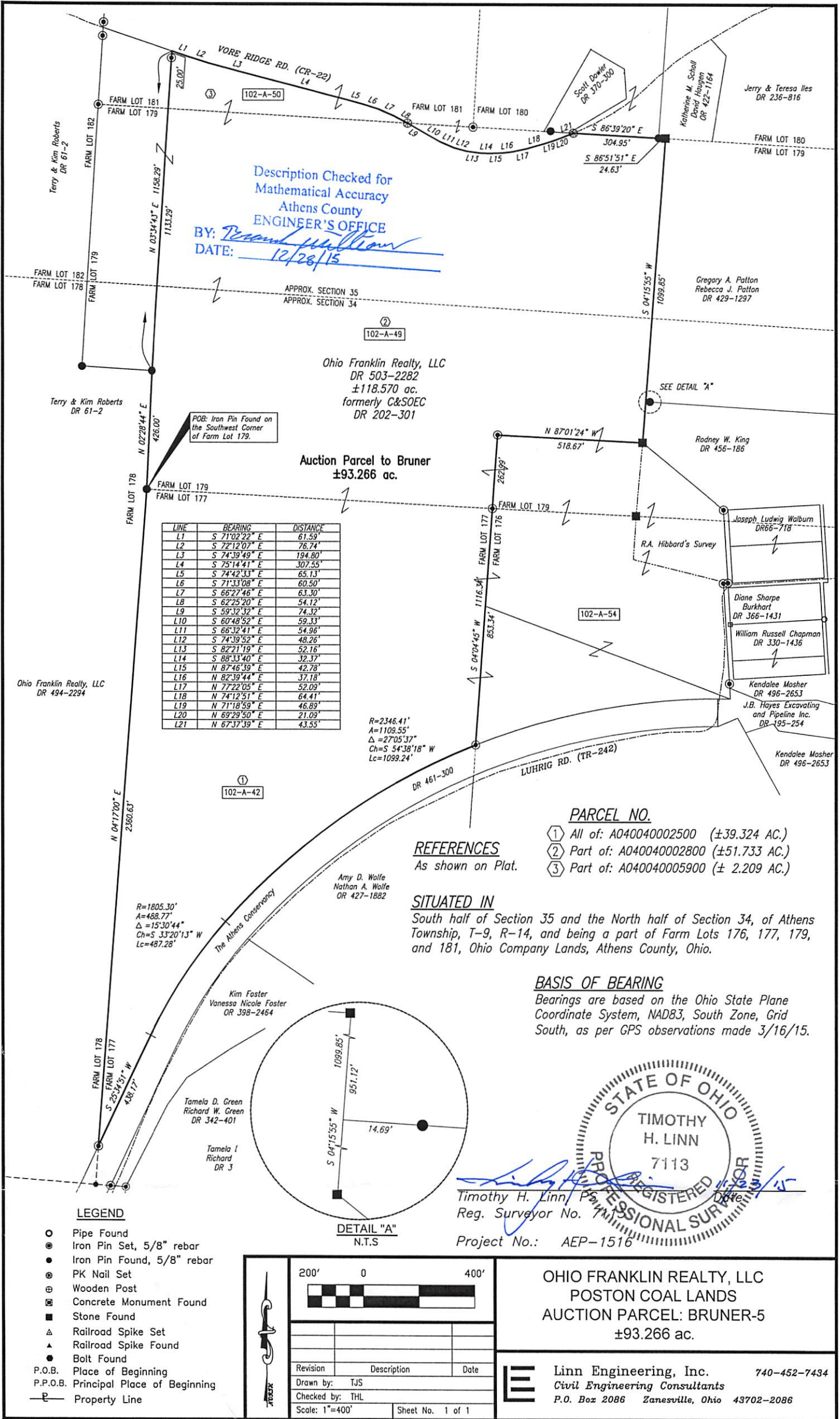
Timothy H. Linn, PS
Reg. No. 7113

11/23/15
Date

Parcel No.
All of: A040040002500 (±39.320 ac.)
Part of: A040040002800 (±51.733 ac.)
Part of: A040040005900 (± 2.209 ac.)



The above described parcels A040040002800 and A040040005900 are to be held continuous and contiguous with Auditor's Parcel Number A040040002500.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Timothy H. Linn*
DATE: 12/28/15

APPROX. SECTION 35
APPROX. SECTION 34

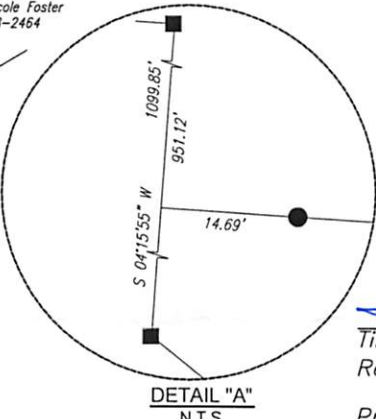
Ohio Franklin Realty, LLC
DR 503-2282
±118.570 ac.
formerly C&SOEC
DR 202-301

Auction Parcel to Bruner
±93.266 ac.

LINE	BEARING	DISTANCE
L1	S 71°02'22" E	61.59'
L2	S 72°12'07" E	76.74'
L3	S 74°39'49" E	194.80'
L4	S 75°14'41" E	307.55'
L5	S 74°42'33" E	65.13'
L6	S 71°33'08" E	60.50'
L7	S 66°27'46" E	63.30'
L8	S 62°25'20" E	54.12'
L9	S 59°32'32" E	74.32'
L10	S 60°48'52" E	59.33'
L11	S 66°32'41" E	54.96'
L12	S 74°39'52" E	48.26'
L13	S 82°21'19" E	52.16'
L14	S 88°33'40" E	32.37'
L15	N 87°46'39" E	42.78'
L16	N 82°39'44" E	37.18'
L17	N 77°22'05" E	52.09'
L18	N 74°12'51" E	64.41'
L19	N 71°18'59" E	46.89'
L20	N 69°29'50" E	21.09'
L21	N 67°37'39" E	43.55'

R=2346.41'
A=1109.55"
Δ=27°05'37"
Ch=S 54°38'18" W
Lc=1099.24'

R=1805.30'
A=488.77"
Δ=15°30'44"
Ch=S 33°20'13" W
Lc=487.28'



PARCEL NO.

- ① All of: A040040002500 (±39.324 AC.)
- ② Part of: A040040002800 (±51.733 AC.)
- ③ Part of: A040040005900 (± 2.209 AC.)

REFERENCES
As shown on Plat.

SITUATED IN
South half of Section 35 and the North half of Section 34, of Athens Township, T-9, R-14, and being a part of Farm Lots 176, 177, 179, and 181, Ohio Company Lands, Athens County, Ohio.

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.



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

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

200' 0 400'

Revision	Description	Date

Scale: 1"=400' Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
AUCTION PARCEL: BRUNER-5
±93.266 ac.

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