

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bernard J. 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

BRUNER AREA: 42.085 ACRE

**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 Southeast Quarter of Section 35, Farm Lot 76, Township 9, Range 14, Ohio Company Lands, being all of AEP Parcel 102-A-46 within lands now owned by 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 Farm Lot No. 76;

thence along the west line of said Farm Lot No. 76 and along the east line lands now owned by Jay S. Rutter and Heather Rutter (OR 506-2375) South 04 degrees 40 minutes 20 seconds West 900.55 feet to an iron pin set and the principal place of beginning;

thence through said lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) South 85 degrees 13 minutes 39 seconds East 1328.62 feet to an iron pin set on the northwest corner of lands now owned by Martha Farson (DR 296-153);

thence along Martha Farson's west line South 04 degrees 40 minutes 20 seconds West 1303.64 feet to the center of Vore Ridge Road (CR-22), passing an iron pin set at 1278.64 feet;

thence along said center of Vore Ridge Road (CR 22) the following twenty courses:

- 1) South 79 degrees 21 minutes 49 seconds West 18.73 feet to a point;
- 2) South 69 degrees 10 minutes 27 seconds West 40.03 feet to a point;
- 3) South 63 degrees 35 minutes 40 seconds West 91.61 feet to a point;
- 4) South 59 degrees 22 minutes 19 seconds West 233.03 feet to a point;
- 5) South 64 degrees 54 minutes 55 seconds West 72.26 feet to a point;
- 6) South 77 degrees 15 minutes 56 seconds West 72.34 feet to a point;
- 7) North 87 degrees 38 minutes 04 seconds West 78.50 feet to a point;
- 8) North 78 degrees 48 minutes 30 seconds West 65.05 feet to a point;


- 9) North 70 degrees 21 minutes 54 seconds West 49.00 feet to a point;
- 10) North 58 degrees 47 minutes 32 seconds West 74.54 feet to a point;
- 11) North 46 degrees 27 minutes 48 seconds West 92.75 feet to a point;
- 12) North 41 degrees 40 minutes 07 seconds West 146.14 feet to a point;
- 13) North 38 degrees 50 minutes 09 seconds West 104.71 feet to a point;
- 14) North 34 degrees 18 minutes 00 seconds West 107.32 feet to a point;
- 15) North 42 degrees 00 minutes 02 seconds West 51.08 feet to a point;
- 16) North 55 degrees 50 minutes 21 seconds West 50.65 feet to a point;
- 17) North 72 degrees 40 minutes 42 seconds West 53.13 feet to a point;
- 18) North 87 degrees 59 minutes 22 seconds West 42.76 feet to a point;
- 19) South 78 degrees 35 minutes 18 seconds West 46.88 feet to a point;
- 20) South 68 degrees 55 minutes 44 seconds West 87.22 feet to a point on the west line of said Farm Lot 76 and the southeast corner of said Jay S. Rutter and Heather Rutter land;

thence along the east line of Rutters' land and the west line of Farm Lot 76, North 04 degrees 40 minutes 20 seconds East 1180.18 feet to the principal place of beginning, passing an iron pin set at 25.00 feet; containing 42.085 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 16, 2015 by Linn Engineering, Inc.


 Timothy H. Linn, PS
 Reg. No. 7113

11/23/15
 Date



Parcel No.
 Part of: A040040005700 (±42.085 ac.)

“The remainder of parcel #A040040005700 will be continuous and contiguous with Parcel #A040040010000.”

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Barbara Linn*
 DATE: 12/23/15

Jay S. Rutter
 Heather Rutter
 OR 506-2375

Jerry & Teresa Iles
 DR 236-816

Gregory A. Patton
 Rebecca J. Patton
 DR 429-1297

POB: Stone found on
 the Northwest Corner
 of Farm Lot No. 76

Ohio Franklin Realty, LLC
 DR 503-2282

Ohio Franklin Realty, LLC
 DR 503-2282

Martha Farson
 DR 296-153

Gregory A. Patton
 Rebecca J. Patton
 DR 429-1297

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 79°21'49" W | 18.73' |
| L2 | S 69°10'27" W | 40.03' |
| L3 | S 63°35'40" W | 91.61' |
| L4 | S 59°22'19" W | 233.03' |
| L5 | S 64°54'55" W | 72.26' |
| L6 | S 77°15'56" W | 72.34' |
| L7 | N 87°38'04" W | 78.50' |
| L8 | N 78°48'30" W | 65.05' |
| L9 | N 70°21'54" W | 49.00' |
| L10 | N 58°47'32" W | 74.54' |
| L11 | N 46°27'48" W | 92.75' |
| L12 | N 41°40'07" W | 146.14' |
| L13 | N 38°50'09" W | 104.71' |
| L14 | N 34°18'00" W | 107.32' |
| L15 | N 42°00'02" W | 51.08' |
| L16 | N 55°50'21" W | 50.65' |
| L17 | N 72°40'42" W | 53.13' |
| L18 | N 87°59'22" W | 42.76' |
| L19 | S 78°35'18" W | 46.88' |
| L20 | S 68°55'44" W | 87.22' |

Auction Parcel to Bruner
 ±42.085 ac.

Ohio Franklin Realty, LLC
 DR 503-2282
 ±54.060 ac.
 formerly C&SOEC
 DR 202-301

102-A-46

VORE RIDGE RD. (CR-22)

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
 35, Farm Lot No. 76, T-9,
 R-14, Ohio Company Lands,
 Athens Township, Athens
 County, Ohio.

PARCEL NO.
 Part of: A040040005700 (±42.085 ac.)

REFERENCES
 As shown on Plat.

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



Timothy H. Linn
 Timothy H. Linn, PS
 Reg. Surveyor No. 7113

11/23/15
 Date

Project No.: AEP-1516

150' 0 300'

| Revision | Description | Date |
|----------|-------------|------|
| | | |
| | | |
| | | |

Drawn by: JAP
 Checked by: THL
 Scale: 1"=300' Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
 POSTON COAL LANDS
 AUCTION PARCEL: BRUNER-4
 ±42.085 ac.

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