

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perzand Wilburn
DATE: 1/5/16

**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: 116.908 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 Section 35, and being a part of Farm Lots 179, 180, 181 and 183, Township 9, Range 14, Ohio Company Lands, being all of AEP Parcels 102-A-47 and 102-A-51 and part of AEP Parcel 102-A-50 within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning at an iron pin set on the southeast corner of Farm Lot 181;

thence along the south line of lands now owned by Lauren Young (DR 137-376) South 86 degrees 39 minutes 12 seconds East 359.82 feet to a PK nail set in the center of Vore Ridge Road (CR-22), passing an iron pin found 2.25 left at a distance of 277.71 feet;

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

- 1) South 67 degrees 37 minutes 39 seconds West 43.55 feet;
- 2) South 69 degrees 29 minutes 50 seconds West 21.09 feet;
- 3) South 71 degrees 18 minutes 59 seconds West 46.89 feet;
- 4) South 74 degrees 12 minutes 51 seconds West 64.41 feet;
- 5) South 77 degrees 22 minutes 05 seconds West 52.09 feet;
- 6) South 82 degrees 39 minutes 44 seconds West 37.18 feet;
- 7) South 87 degrees 46 minutes 39 seconds West 42.78 feet;
- 8) North 88 degrees 33 minutes 40 seconds West 32.37 feet;
- 9) North 82 degrees 21 minutes 19 seconds West 52.16 feet;
- 10) North 74 degrees 39 minutes 52 seconds West 48.26 feet;
- 11) North 66 degrees 32 minutes 41 seconds West 54.96 feet;
- 12) North 60 degrees 48 minutes 52 seconds West 59.33 feet;
- 13) North 59 degrees 32 minutes 32 seconds West 74.32 feet to a PK nail set;
- 14) North 62 degrees 25 minutes 20 seconds West 54.12 feet;
- 15) North 66 degrees 27 minutes 46 seconds West 63.30 feet;

- 16) North 71 degrees 33 minutes 08 seconds West 60.50 feet;
- 17) North 74 degrees 42 minutes 33 seconds West 65.13 feet;
- 18) North 75 degrees 14 minutes 41 seconds West 307.55 feet;
- 19) North 74 degrees 39 minutes 49 seconds West 194.80 feet;
- 20) North 72 degrees 12 minutes 07 seconds West 76.74 feet;
- 21) North 71 degrees 02 minutes 22 seconds West 323.87 feet to the west line of Farm Lot 181;

thence along the west line of Farm Lot 181 North 03 degrees 46 minutes 56 seconds East 1473.38 feet to an iron pin found on the northeast corner of lands now owned by John A. Matheny (DR 336-1234), passing an iron pin set at 19.95 feet and an iron pin found on the northeast corner of lands now owned by Michelle K. And Thomas G. Hall, Jr. (DR 450-1206) at 352.71 feet;

thence continuing along the west line of Farm Lot 181 North 03 degrees 46 minutes 56 seconds East 327.56 feet to a 48 inch Maple tree on the southeast corner of Farm Lot 183, from which an iron pin set bears North 03 degrees 46 minutes 56 seconds East 3.77 feet;

thence along the south line of Farm Lot 183 and the north line of lands now owned by James G. and Stephanie N. Bolin (DR 498-2670) North 86 degrees 27 minutes 41 seconds West 680.05 feet to an iron pin found;

thence continuing along the south line of Farm Lot 183 and the north line of lands now owned by Robert P. and Sylvia E. Driscoll (DR 291-1580) North 86 degrees 27 minutes 41 seconds West 653.40 feet to a PK nail set on southwest corner of Farm Lot 183 and on the centerline of Salem Road (CR-9), passing an iron pin set at 628.40 feet;

thence along the west line of Farm Lot 183 and the centerline of Salem Road North 03 degrees 54 minutes 01 seconds East 684.30 feet to a PK nail set on the southwest corner of lands now owned by Drew E. Wolfe (DR 371-439);

thence along the south line of Drew E. Wolfe (DR 371-439 and DR 445-2413) South 85 degrees 14 minutes 08 seconds East 2667.58 feet to an iron pin set on the northeast corner of Farm Lot 181 and the northwest corner of Farm Lot 180, passing an iron pin set at 25.04 feet;

thence along the south line of Drew E. Wolfe (DR 445-2413) and north line Farm Lot 180 South 85 degrees 14 minutes 08 seconds East 680.73 feet to a stone found, passing an iron pin found 10.47 feet left at a distance of 595.40 feet;

thence along the west line of lands now owned by Jay S. And Heather Rutter (OR 506-2375) South 03 degrees 52 minutes 17 seconds West 1003.03 feet to a stone found;

thence along lands now owned by Lauren Young (DR 137-376) the following two courses:

- 1) North 85 degree 09 minutes 52 seconds West 680.74 feet to a stone found on the east line of Farm Lot 181;
- 2) South 03 degrees 21 minutes 32 seconds West 1702.38 feet to the place of beginning containing 116.908 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

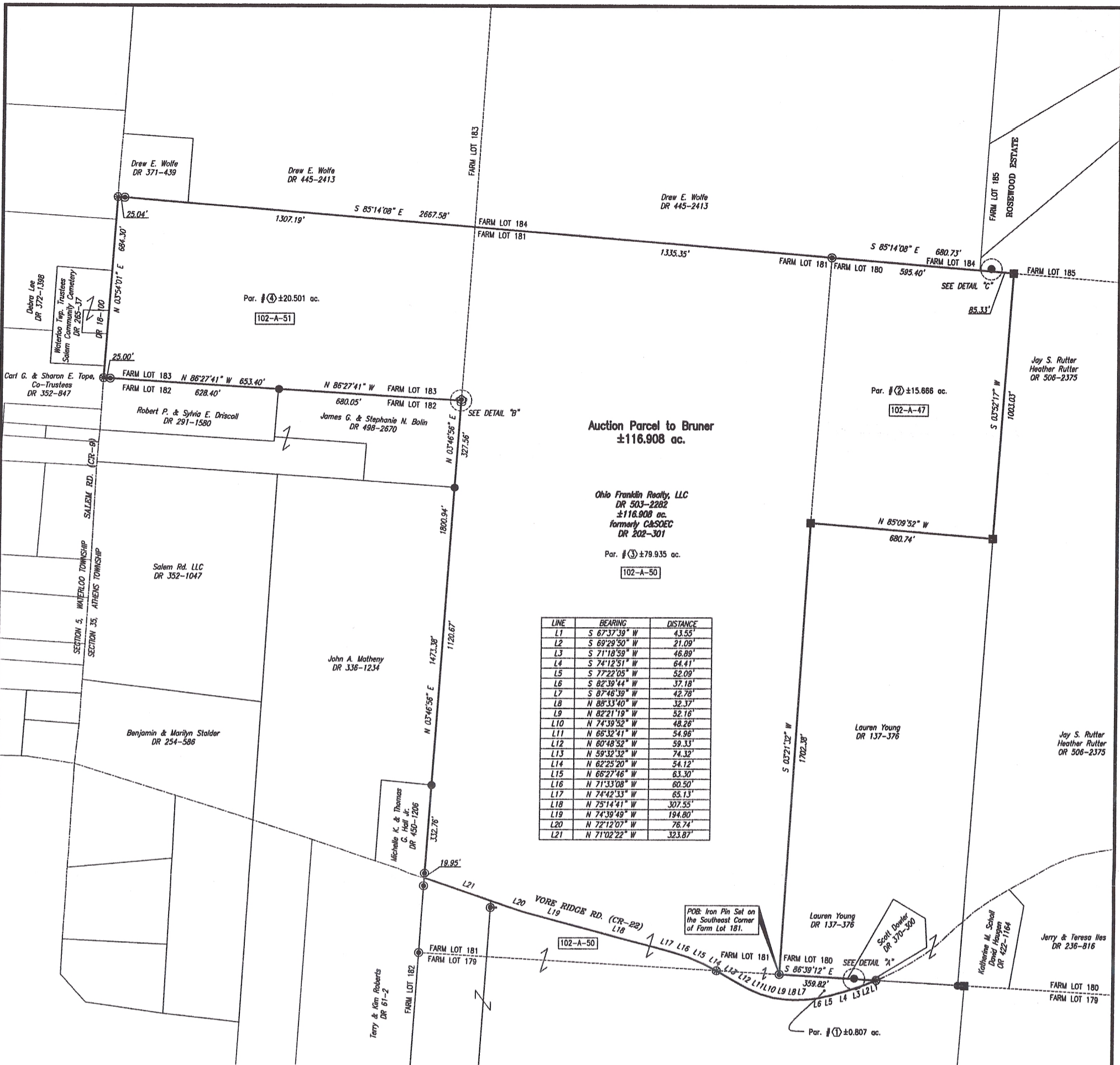
11/23/15
Date

Parcel No.

Part of: A040040002800	(± 0.807 ac.)
All of: A040040005800	(±15.666 ac.)
Part of: A040040005900	(±79.934 ac.)
All of: A040040006000	(±20.501 ac.)
Total	(±116.908 ac.)



The above described parcel A040040002800 is to be held continuous and contiguous with Auditor's Parcel Number A040040005900.

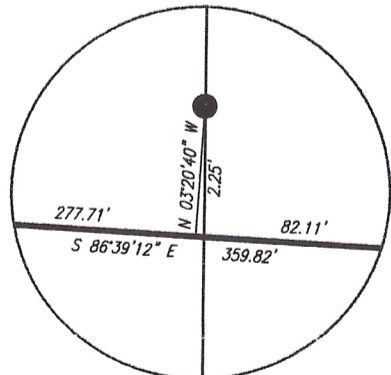


**Auction Parcel to Bruner
±116.908 ac.**

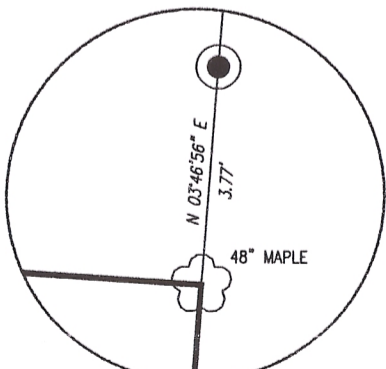
Ohio Franklin Realty, LLC
DR 503-2282
±116.908 ac.
formerly C&SOEC
DR 202-301

Par. # (3) ±79.935 ac.
102-A-50

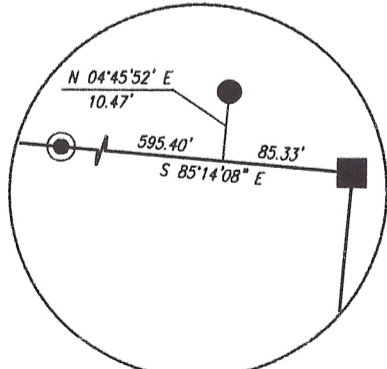
LINE	BEARING	DISTANCE
L1	S 67°37'39" W	43.55'
L2	S 69°29'50" W	21.09'
L3	S 71°18'59" W	46.89'
L4	S 74°12'51" W	64.41'
L5	S 77°22'05" W	52.09'
L6	S 82°39'44" W	37.18'
L7	S 87°46'39" W	42.78'
L8	N 88°33'40" W	32.37'
L9	N 82°21'19" W	52.16'
L10	N 74°39'52" W	48.26'
L11	N 66°32'41" W	54.96'
L12	N 60°48'52" W	59.33'
L13	N 59°32'32" W	74.32'
L14	N 62°25'20" W	54.12'
L15	N 66°27'46" W	63.30'
L16	N 71°33'08" W	60.50'
L17	N 74°42'33" W	65.13'
L18	N 75°14'41" W	307.55'
L19	N 74°39'49" W	194.80'
L20	N 72°12'07" W	76.74'
L21	N 71°02'22" W	323.87'



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.

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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca J. Williams*
DATE: 11/6/15

PARCEL NO.

①	Part of: A040040002800	(±0.807 ac.)
②	All of: A040040005800	(±15.666 ac.)
③	Part of: A040040005900	(±79.934 ac.)
④	All of: A040040006000	(±20.501 ac.)
Total		±116.908 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
- ☼ 48" Maple Tree
- 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

BASIS OF BEARING

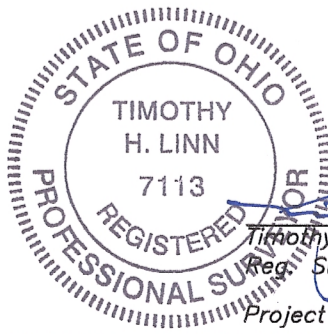
Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 3/16/15.

REFERENCES

As shown on Plat.

SITUATED IN

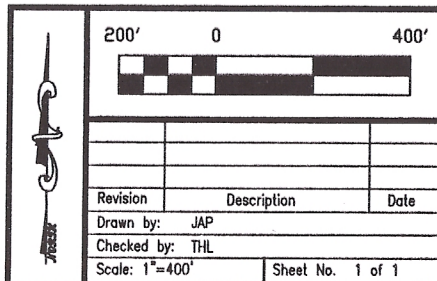
Southeast Quarter of Section 35, and being part of Farm Lots No. 179, 180, 181, 183, T-9, R-14, Ohio Company Lands, Athens Township, Athens County, Ohio.



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

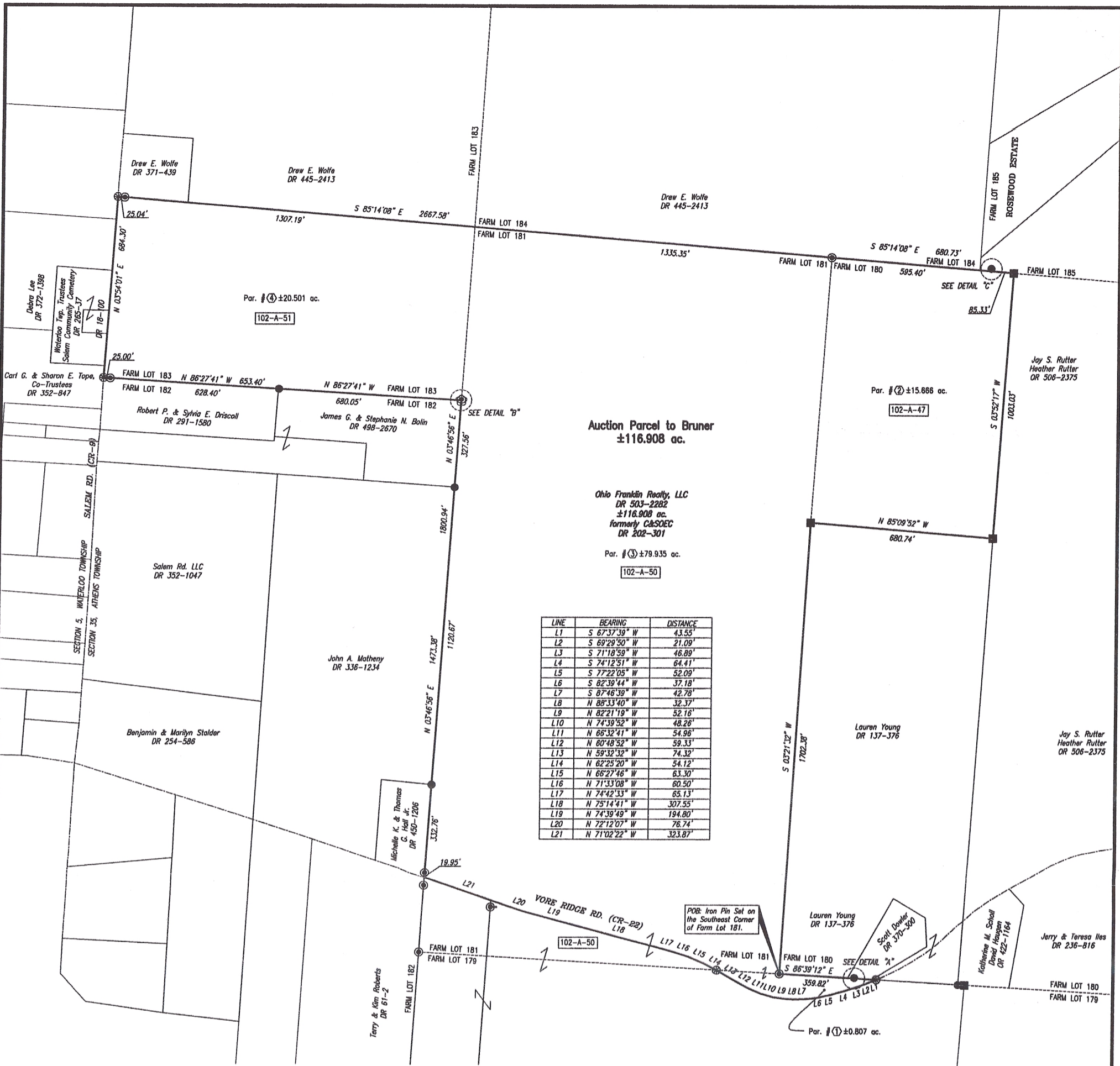
Project No.: AEP-1516

11/23/15
Date

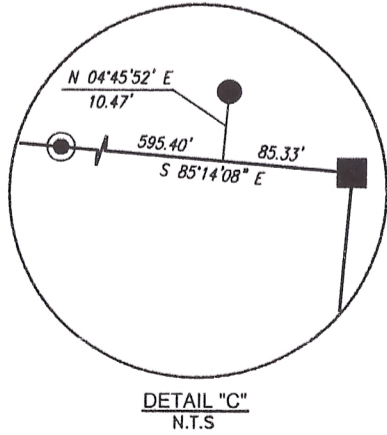
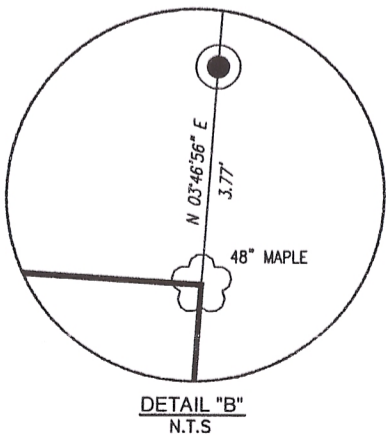
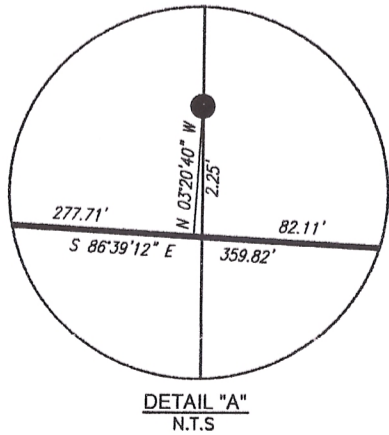


OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
AUCTION PARCEL: BRUNER-3
±116.908 ac.

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



LINE	BEARING	DISTANCE
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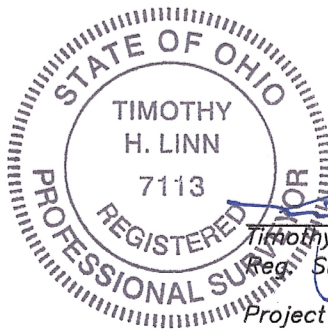
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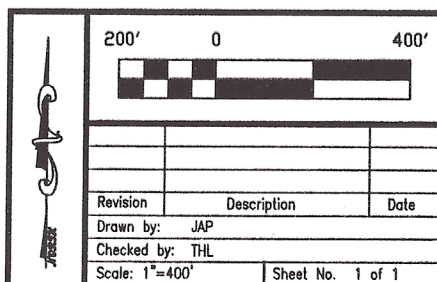
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