

Exhibit "A"

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: Perkins Williams
DATE: 12/17/15

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

ROBERTS ENCROACHMENT: 6.926 ACRES

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

Being a part of the Southwest Quarter of Section 35 and the Northwest Quarter of Section 34, Athens Township, Township 9, Range 14, and being a part of Farm Lots 179 and 181, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), consisting of AEP Parcels 102-A-49 and 102-A-50, and more particularly described as follows:

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

thence along the west line of Farm Lot 179 North 02 degrees 28 minutes 44 seconds East 426.00 feet to an iron pin found and the principal place of beginning;

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

- 1) North 86 degrees 24 minutes 52 seconds West 252.88 feet to an iron pin found;
- 2) North 03 degrees 34 minutes 43 seconds East 1,227.82 feet to a point along the centerline of Vore Ridge Road (CR-22), passing iron pins set at 946.86 feet and 1197.85 feet;


thence continuing along said centerline of Vore Ridge Road (CR-22), South 71 degrees 02 minutes 22 seconds East 262.27 feet to a point;

thence through said lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), South 03 degrees 34 minutes 43 seconds West 1158.29 feet to the principal place of beginning, passing an iron pin set at 25.00 feet; containing 6.926 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.
Part of: A040040002800 (±5.500 ac.)
Part of: A040040005900 (±1.426 ac.)



Mike Williams

~~The above described parcel is to be held continuous and contiguous with Auditor's Parcel Number A040020010903.~~

Judi Early

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

JAN 05 2016

Jill Thompson
Athens County Auditor

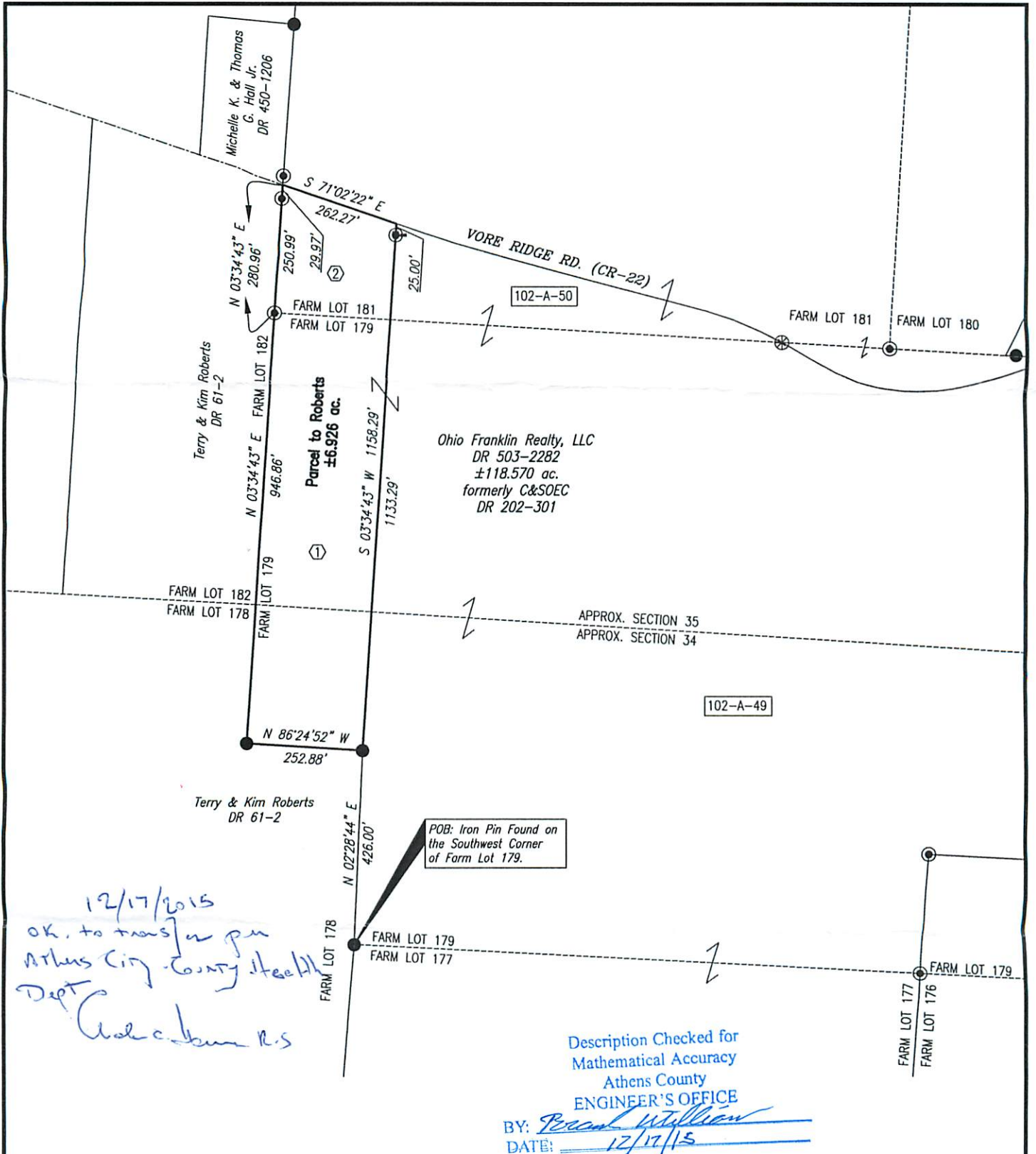


2/23/2

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Exhibit "B"



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.

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

SITUATED IN
Southwest Quarter of Section 35 and the Northwest Quarter of Section 34, T-9, R-14, Ohio Company Lands, Athens Township, Athens County, Ohio.

- PARCEL NO.**
- ① Part of: A040040002800 (±5.500 ac.)
 - ② Part of: A040040005900 (±1.426 ac.)



Timothy H. Linn, PS
Reg. Surveyor No. 7113
Date 11/23/15
Project No.: AEP-1516

150' 0 300'		
Revision	Description	Date
Drawn by:	TJS	
Checked by:	THL	
Scale:	1"=300'	Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
PARCEL: ROBERTS
±6.926 ac.

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

REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
H. LINN
TIMOTHY
2113
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STATE OF OHIO



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