

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

APR 13 2016

OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
ATHENS AND WATERLOO TOWNSHIPS
ATHENS COUNTY, OHIO
AUCTION PARCEL

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jill Thompson*
DATE: 3/21/16

ABFALL AREA: 10.090 ACRES

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

Being a part of the Northeast Quarter of Section 3, Waterloo Township, Township 11, Range 15, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282) consisting of part of AEP Parcels 102-A-35, and more particularly described as follows:

Beginning for reference at an iron pipe found the Northwest corner of Farm Lot 169, in Section 33, Athens Township and the northeast corner of lands now owned by Kelly E. Tritipo (DR 432-471);

thence along the west lines of said Tritipo land and the east line of said Section 33, South 03 degrees 28 minutes 22 seconds West 162.86 feet to an iron pin found on the northeast corner of lands now owned by Kelly E. Tritipo (420-2271);

thence along the north line of lands now owned by Kelly E. Tritipo (DR 420-2271) North 86 degrees 32 minutes 30 seconds West 121.29 feet to an iron pin set and the principal place of beginning;

thence continuing along said line, North 86 degrees 32 minutes 30 seconds West 387.59 feet to an iron pin set on the southeast corner of lands now owned by A.W. Taylor, etal (DR 351-379);

thence along said Taylor's east line, North 03 degrees 34 minutes 27 seconds East 949.00 feet to an iron pin set;

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


- 1) South 87 degrees 39 minutes 01 seconds East 507.30 feet to an iron pipe found;
- 2) South 03 degrees 28 minutes 22 seconds West 587.02 feet to an iron pipe found on the northeast corner of lands now owned by Daniel B. and Morgan Tritipo (DR 517-1024);

thence along said Tritipos' north line North 86 degrees 31 minutes 38 seconds West 121.29 feet to an iron pin set on Tritipos' northwest corner;

thence along said Tritipos' west line South 03 degrees 28 minutes 22 seconds West 371.82 feet to the principal place of beginning, containing 10.090 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.

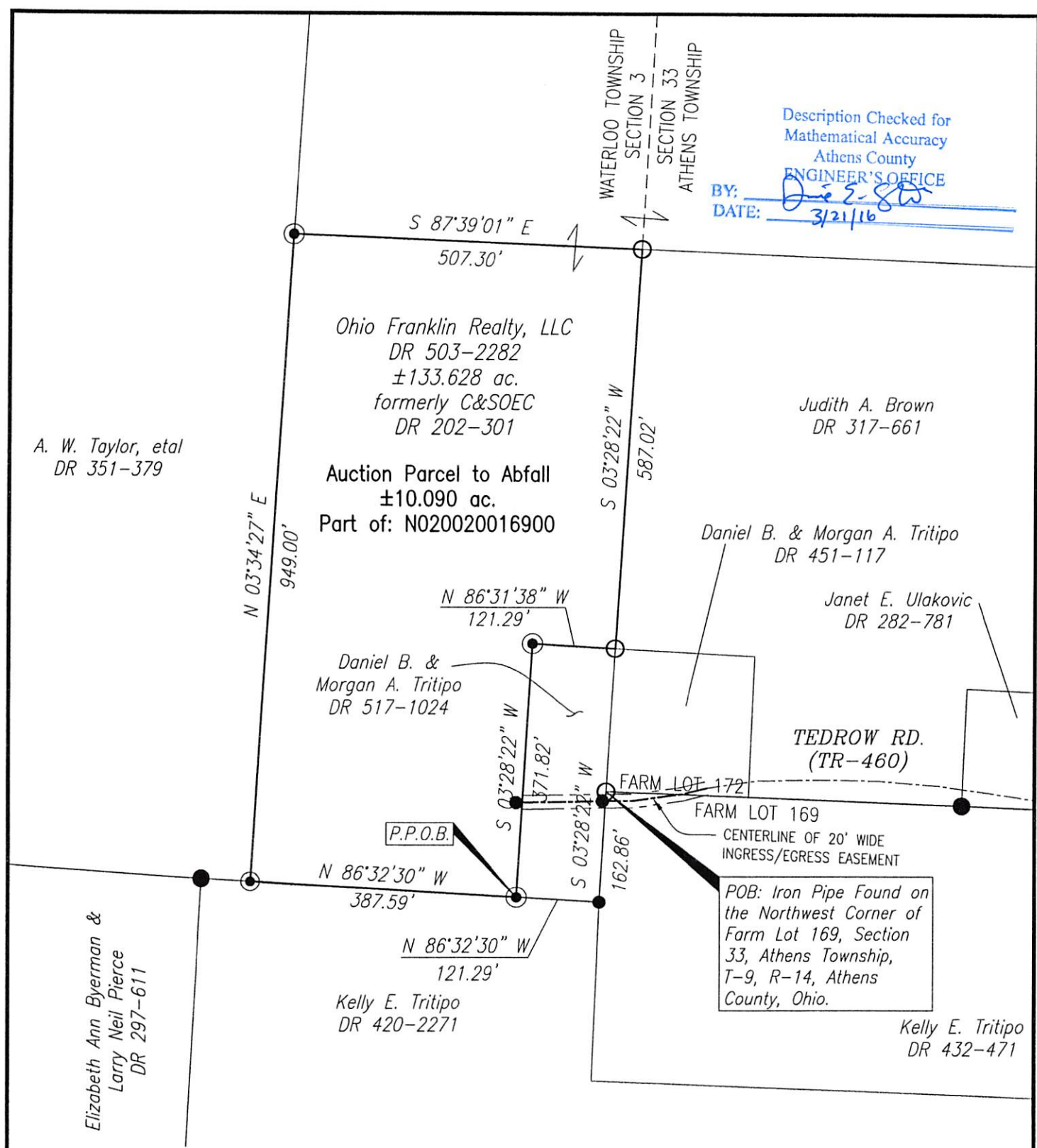


Timothy H. Linn, PS
Reg. No. 7113

Parcel No.
Part of: N020020016900 (±10.090 ac.)



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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: D. E. Linn
DATE: 3/21/16



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

Northeast Quarter of Section 3, T-11, R-15, Ohio Company Lands, Waterloo Township, Athens County, Ohio.

REFERENCES

As shown on Plat.

PARCEL NO.

Part of: N020020016900 (±10.090 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
- 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
- Limits of 20' wide Ingress/Egress Easement



Timothy H. Linn, PS
Reg. Surveyor No. 7113
Date: 3/18/16

Project No.: AEP-1516

100' 0 200'		
1	Adjoiner & easement	3/18/16
Revision	Description	Date
Drawn by: TJS		
Checked by: THL		
Scale: 1"=200'		Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
POSTON COAL LANDS
AUCTION PARCEL: ABFALL
±10.090 ac.

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