

Exhibit "C"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perank William
DATE: 12/28/15

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

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

FEB 18 2016

PATTON AREA: 17.911 ACRES

**Jill Thompson
Athens County Auditor**

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

Being a part of AEP Parcel 102-A-36 in the Southeast Quarter of Section 4, Waterloo Township, Township 11, Range 15, and being a part of AEP Parcel 102-A-40 in the Southwest Quarter of Section 34, Athens Township, Township 9, Range 14, Ohio Company Lands, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning for reference at an iron pin found on the southeast corner of said Section 4, Waterloo Township;

thence along the south line of said Section 4 North 86 degrees 15 minutes 02 seconds West 495.82 feet to an iron pin set and the principal place of beginning, passing an iron pin set at 354.39 feet;

thence continuing along the south line of said Section 4 and the north line of lands now owned by Edward and Chad E. Tedrow (DR 327-2637) North 86 degrees 15 minutes 02 seconds West 178.17 feet to an iron pin found;

thence along the west line of the east half of said Southeast Quarter North 03 degrees 51 minutes 17 seconds East 982.18 feet to the center of Rhoric Road (CR-100), passing an iron pin found 2.88 feet to the right at a distance of 107.08 feet and passing an iron pin set at 957.18 feet;

thence along the center of Rhoric Road the following fourteen courses:

- 1) North 78 degrees 05 minutes 20 seconds East 138.93 feet;
- 2) North 79 degrees 50 minutes 55 seconds East 172.18 feet;
- 3) North 80 degrees 25 minutes 42 seconds East 148.07 feet;
- 4) North 82 degrees 00 minutes 51 seconds East 80.37 feet;
- 5) North 90 degrees 00 minutes 00 seconds East 54.40 feet;

- 6) South 79 degrees 19 minutes 25 seconds East 71.09 feet;
- 7) South 74 degrees 35 minutes 27 seconds East 84.04 feet;
- 8) South 72 degrees 53 minutes 14 seconds East 121.62 feet;
- 9) South 79 degrees 44 minutes 48 seconds East 85.24 feet;
- 10) North 83 degrees 19 minutes 25 seconds East 86.19 feet;
- 11) North 68 degrees 51 minutes 05 seconds East 116.65 feet;
- 12) North 65 degrees 03 minutes 57 seconds East 143.97 feet;
- 13) North 69 degrees 32 minutes 37 seconds East 154.00 feet;
- 14) North 60 degrees 02 minutes 27 seconds East 112.59 feet to a PK nail set on the north line of lands now owned by The Athens Conservancy (DR 461-300);


thence along said north line the following two courses:

- 1) South 48 degrees 46 minutes 21 seconds West 200.09 feet to a point, passing an iron pin set 111.12 feet;
- 2) South 48 degrees 40 minutes 51 seconds West 1652.29 feet to the principal place of beginning, passing the line common to said Sections 4 and 34 and an iron pin set at 945.05 feet, containing 17.911 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

11/23/15
 Date

Parcel No.
 Part of: N020020014700 (±13.684 ac.)
 Part of: A040040002200 (±4.227 ac.)



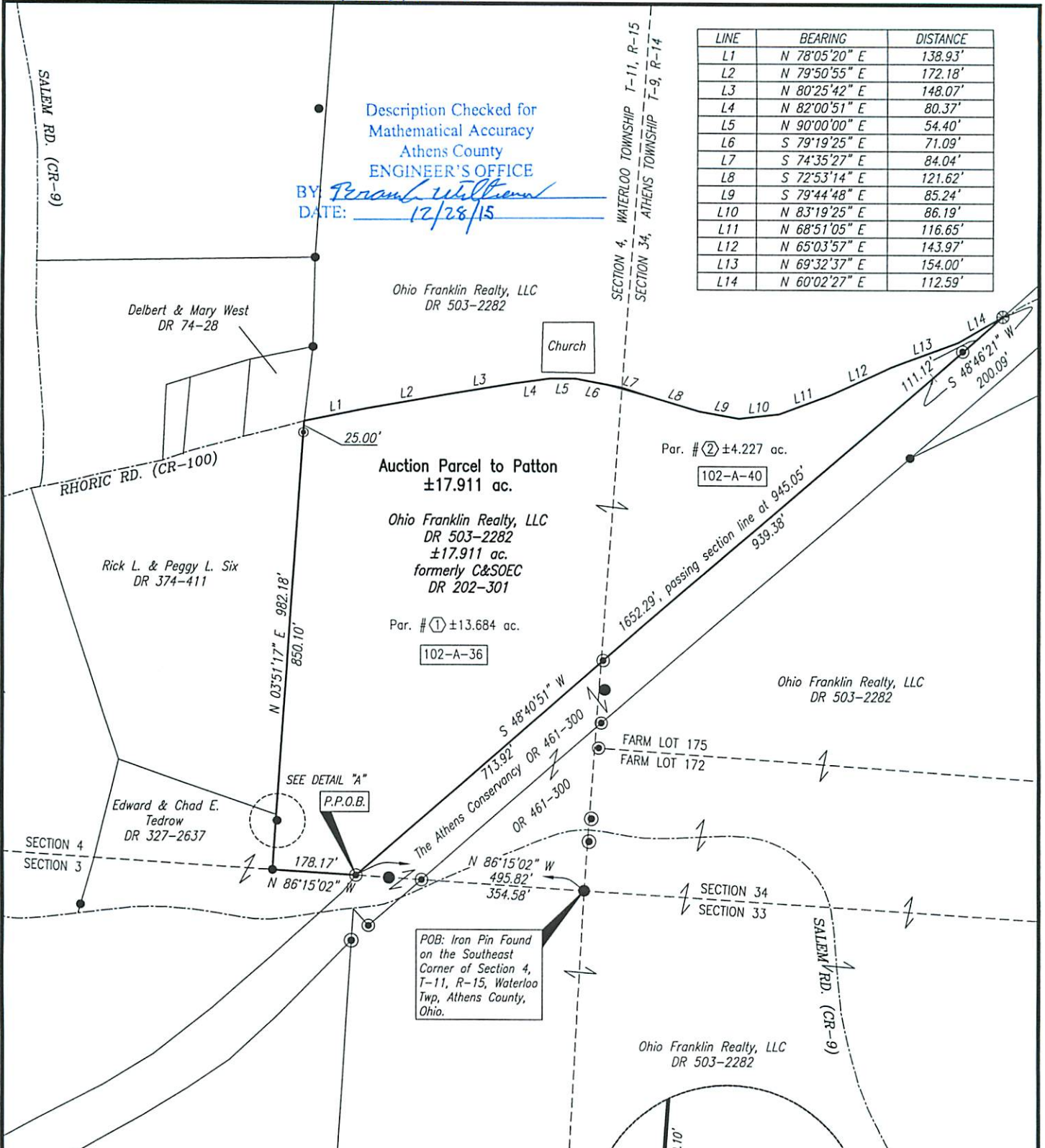
The above described parcels, part of parcel #A040040002200 and part of parcel #N020020014700, will be held continuous and contiguous.

Exhibit "D"

LINE	BEARING	DISTANCE
L1	N 78°05'20" E	138.93'
L2	N 79°50'55" E	172.18'
L3	N 80°25'42" E	148.07'
L4	N 82°00'51" E	80.37'
L5	N 90°00'00" E	54.40'
L6	S 79°19'25" E	71.09'
L7	S 74°35'27" E	84.04'
L8	S 72°53'14" E	121.62'
L9	S 79°44'48" E	85.24'
L10	N 83°19'25" E	86.19'
L11	N 68°51'05" E	116.65'
L12	N 65°03'57" E	143.97'
L13	N 69°32'37" E	154.00'
L14	N 60°02'27" E	112.59'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Perceval Williams
DATE: 12/28/15



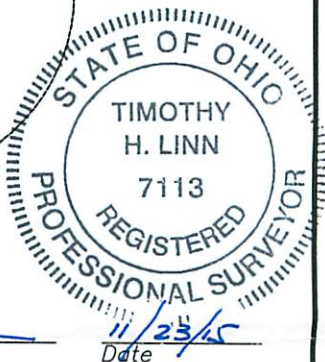
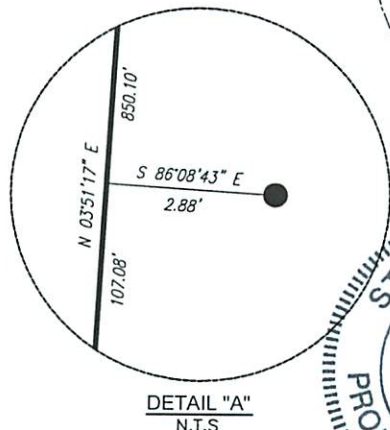
PARCEL NO.
 ① Part of: N020020014700 (±13.684 AC.)
 ② Part of: A040040002200 (± 4.227 AC.)

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 4 of Waterloo Twp., T-11, R-15, and Southwest Quarter of Section 34, Athens Twp., T-9, R-14, Ohio Company Lands, Athens County, Ohio.

- 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-37 AEP Parcel Number
 - C&SOEC Columbus & Southern Ohio Electric Company



Timothy H. Linn, PS
 Reg. Surveyor No. 7113
 Date: 11/23/15
 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: PATTON 18
 ±17.911 ac.

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



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000017

Issue Date: 02/10/2016

Permit Type: Minor

Issue Date: 02/10/2016

Description: Lotsplit

Approval Conditions/Notes: Your request for a Lotsplit is approved in accordance with the application submitted and Athens City Code Title 21.

Location:

Section: SE4

Town: 11

Range: 15

Township: Waterloo

Applicant:

Linn Engineering, Inc.
Phone: 740-452-7434

534 Market Street
Zanesville OH 43701

Property Owner:

Ohio Franklin Realty LLC
Phone: 740-962-1214

P.O. Box 16428
Columbus OH 43216

Surveyor Name: Timothy H. Linn

Registration #: #7113

Date property owner originally purchased the property:	12/02/2014
Acreage of original purchase:	41.330
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	13.684
Public road frontage of proposed parcel(s): 650	Residual: 27.646
Date of survey of plat of proposed parcel(s):	11/23/2015
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	12/28/2015

Minimum Requirements:

Public Road Frontage:

Width to Depth Ratio:

Number of Splits Permitted:

Engineer's Approval:

Health Department Approval: N/A

Registered Surveyor:

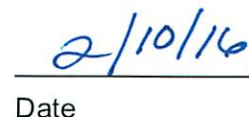
Total Fees: \$80.00

Service-Safety Director recommendation:

Approved

Refused


Paula Horan-Moseley
Service-Safety Director


Date



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS16-000001

Issue Date: 02/10/2016

Permit Type: Minor **Issue Date:** 02/10/2016

Description: Lotsplit

Approval Conditions/Notes: Your request for a Lotsplit is approved in accordance with the application submitted and Athens City Code Title 21.

Location:

Section: SW34 Town: 9 Range: 14 Township: Athens

Applicant:

Linn Engineering, Inc.
Phone: 740-452-7434

534 Market Street
Zanesville OH 43701

Property Owner:

Ohio Franklin Realty
Phone: 740-962-1214

P.O. Box 16428
Columbus OH 43216

Surveyor Name: Timothy H. Linn

Registration #: #7113

Date property owner originally purchased the property:	12/02/2014
Acreage of original purchase:	75.56
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	4.227
Public road frontage of proposed parcel(s): 750'	Residual: 37.13
Date of survey of plat of proposed parcel(s):	11/23/2015
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	12/28/2015

Minimum Requirements:

Public Road Frontage: <input checked="" type="checkbox"/>	Engineer's Approval: <input checked="" type="checkbox"/>
Width to Depth Ratio: <input checked="" type="checkbox"/>	Health Department Approval: <input type="checkbox"/> N/A
Number of Splits Permitted: <input checked="" type="checkbox"/>	Registered Surveyor: <input checked="" type="checkbox"/>

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused

Paula Horan Moseley
Paula Horan-Moseley
Service-Safety Director

2/10/16
Date