

Exhibit "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Foran Williams
DATE: 12/17/15

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

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

JAN 05 2016

KRIVESTI ENCROACHMENT: 1.512 ACRE

Jill Thompson
Athens County Auditor

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

Being a part of the Southeast Quarter of Section 6, Township 11, Range 15, Ohio Company Lands, being part of AEP Parcel 102-B-30, within lands now owned by Ohio Franklin Realty, LLC (DR 503-2282), and more particularly described as follows:

Beginning for reference the Southeast corner of Section 6, Waterloo Township, T-11, R-15, Athens County, Ohio;

thence along the centerline of Salem Road (CR-9), North 02 degrees 30 minutes 40 seconds East 555.54 feet to an iron pin found on the southeast corner of lands now owned by Michael J. Krivesti (DR 363-575);

thence along Krivesti's south line and the south line of lands now owned by Michael J. and Sondra K. Krivesti (DR 413-1955), North 86 degrees 50 minutes 09 seconds West 359.45 feet to a pipe found and the principal place of beginning, passing an iron pin found at 30.45 feet;

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


- 1) North 86 degrees 50 minutes 09 seconds West 190.01 feet to an iron pin set;
- 2) North 03 degrees 39 minutes 30 seconds East 347.42 feet to an iron pin set;
- 3) South 86 degrees 20 minutes 40 seconds East 190.00 feet to an iron pin found on said Michael J. and Sondra K. Krivesti land;

thence along said Krivesti land, South 03 degrees 39 minutes 30 seconds West 345.79 feet to the principal place of beginning, passing an iron pin found at 108.87 feet, containing 1.512 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 May 11, 2015.

This description is written based on field and record data and completed May 15, 2015 by Linn Engineering, Inc.



Timothy H. Linn, PS
Reg. No. 7113



Parcel No.
Part of: N020020003000 (±1.512 ac.)

The above described parcel is to be held continuous and contiguous with Auditor's Parcel Number N020020002701.



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS15-000022

Issue Date: 12/29/2015

Permit Type: Minor | **Issue Date:** 12/29/2015

Description: Encroachment by 11135 Salem Rd. onto AEP property and needs to be continuous and contiguous.

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

Location:

Lot: Section: 6 Town: 11 Range: 15 Township: Waterloo

Applicant:

Ohio Franklin Realty
Phone: (740)962-1214

Property Owner:

Ohio Franklin Realty
Phone: (740)962-1214

11135 Salem Rd
Athens OH 45701

Surveyor Name: Linn Engineering Inc.

Registration #:

Date property owner originally purchased the property:	12/01/2014
Acreage of original purchase:	296.741
Number and size of parcels subdivided since original purchase:	
Acreage of proposed parcel(s) with new plat of survey attached:	1.512
Public road frontage of proposed parcel(s):	Residual: 295.229
Date of survey of plat of proposed parcel(s):	11/01/2015
Approval date of health authority of jurisdiction for sewage disposal:	
Approval date of County Engineer for mathematical accuracy of survey:	12/17/2015

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 checked="" type="checkbox"/>
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

1/4/16

Date