

**OHIO FRANKLIN REALTY, LLC  
OFFICIAL RECORD 503-2282  
EXHIBIT A-4, PARCEL 8  
POSTON COAL LANDS  
ATHENS COUNTY, OHIO  
43.982 ACRES**

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

Being a part of the East Half of Section 19, Township 12, Range 15, Ohio Company Lands, being part of AEP Parcel 260-A-12; being lands now owned by Ohio Franklin Realty, LLC as described in Official Record 503-2282, Exhibit A-4: Parcel 8, and more particularly described as follows:

Beginning for reference at an iron pipe found on the southeast corner of said Section 19 and the southwest corner of Section 13;

thence along the south line of said Section 19 and through the lands of said Ohio Franklin Realty, LLC (OR 503-2282), North 86 degrees 07 minutes 06 seconds West 1572.75 feet to an iron pin found in the center of Pedigo Ridge Road (T-266) and the northeast corner of lands now owned by Amelia M. Jenne (OR 559-1371) and the principal place of beginning;

thence continuing along said south line of Section 19 and along the north line of said Jenne's lands, North 86 degrees 18 minutes 53 seconds West 997.02 feet to an iron pipe found on the southeast corner of lands now owned by Jesse Walker (OR 271-139);

thence along the east line of said Jesse Walker's lands the following four courses:

- 1) North 02 degrees 29 minutes 54 seconds East 758.74 feet to an iron pipe found;
- 2) North 84 degrees 50 minutes 47 seconds West 217.00 feet to an iron pipe found;
- 3) North 07 degrees 11 minutes 46 seconds East 870.76 feet to an iron pipe found;
- 4) South 86 degrees 12 minutes 17 seconds East 135.46 feet to an iron pin found on the southwest corner of lands now owned by William L. Willis, Sr., Trustee (OR 525-1837);

thence along the south line of said Willis' lands, South 86 degrees 12 minutes 17 seconds East 1331.16 feet to the centerline of Pedigo Ridge Road, passing an iron pipe found at 1298.12 feet;


thence along said centerline of Pedigo Ridge Road the following twelve courses:


- 1) South 19 degrees 21 minutes 58 seconds West 99.61 feet to a point;
- 2) South 22 degrees 31 minutes 14 seconds West 323.88 feet to a point;
- 3) South 21 degrees 38 minute 35 seconds West 118.21 feet to a point;
- 4) South 20 degrees 17 minutes 28 seconds West 128.29 feet to a point;
- 5) South 22 degrees 38 minutes 36 seconds West 88.06 feet to a point;
- 6) South 23 degrees 22 minute 53 seconds West 294.67 feet to a point;
- 7) South 22 degrees 58 minutes 06 seconds West 37.07 feet to a point;
- 8) South 12 degrees 05 minutes 07 seconds West 70.37 feet to a point;
- 9) South 03 degrees 05 minute 26 seconds West 79.02 feet to a point;
- 10) South 04 degrees 05 minutes 56 seconds East 88.37 feet to a point;
- 11) South 06 degrees 20 minutes 22 seconds East 93.03 feet to a point;
- 12) South 03 degrees 53 minute 22 seconds East 271.47 feet to the principal place of beginning, containing 43.982 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made November 8, 2021.

This description is written based on field and record data and completed November 10, 2021 by Timothy H. Linn, PS.

  
Timothy H. Linn, PS  
Reg. No. 7113



**Parcel No.**


Part of: P010010010600 ± 43.982 ac.

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

DEC 02 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEERING OFFICE

BY:   
DATE: 11/23/21

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

DEC 02 2021

Jill Thompson  
 Athens County Auditor

William L. Willis, Sr.,  
 Trustee  
 OR 525-1837

Jesse Walker  
 OR 271-139

Ohio Franklin Realty, LLC  
 OR 503-2282  
 Exhibit A-4  
 Parcel 8  
**260-A-12**  
 Part of P010010010600  
 ± 43.982 ac.

Ohio Franklin Realty, LLC  
 OR 503-2282

The Board of Trustees  
 of York Township, of  
 Athens County, Ohio  
 OR 517-715

YORK TOWNSHIP, T-12, R-15  
 WATERLOO TOWNSHIP, T-11, R-15

Margaret Lynn Stevenson  
 DR 301-501

Amelia M. Jenne  
 OR 559-1371

Ohio Franklin  
 Realty, LLC  
 OR 503-2282

PLACE OF BEGINNING

Iron pipe found on the southeast  
 corner of Section 19, T-12,  
 R-15, Ohio Company Lands, York  
 Township, Athens County.

**BASIS OF BEARING**

Bearings are based on the  
 Ohio State Plane Coordinate  
 System, NAD83, South Zone,  
 as per GPS observations  
 made 11/8/21.

**SITUATED IN**

The Southeast Quarter of  
 Section 19, T-12, R-15, Ohio  
 Company Lands, York Township,  
 Athens County, Ohio.

Description Checked for  
 Mather Accuracy  
 A. nty  
 F. OFFICE

BY: *Timothy H. Linn*  
 DATE: 11/23/21

**REFERENCES**

As shown on Plat.  
 Survey by Linn Engineering,  
 Timothy H. Linn.  
 PS #7113, dated 12/14/16

**PARCEL NO.**

Part of: P010010010600 ±43.982 ac.



*Timothy H. Linn*  
 Timothy H. Linn, PS  
 Reg. Surveyor No. 7113  
 Date: 11/8/21

Project No.: AEP-1516

**LEGEND**

- Pipe Found
- Iron Pin Found, 5/8" rebar
- P.P.O.B. Principal Place of Beginning
- 102-A-46** AEP Parcel Numbers

1	typo in Jenne deed ref	11/15/21
Revision	Description	Date
Drawn by:	JAP	
Checked by:	THL	
Scale:	1"=400'	Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC  
 POSTON COAL LANDS  
 SPLIT: PEDIGO RIDGE ROAD  
 ±43.982 ac.

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