



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

Ohio Franklin Realty, LLC

OR 503-2473

Part of York Township

+/- 99.133 acres

York Township

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

Being a part of Section 2, Township 12, Range 15, Ohio Company Lands, and being more particularly described as follows:

Beginning at an iron pin found on the southeast corner of said Section 2;

thence along the south line of said Section 2, North 85 degrees 59 minutes 41 seconds West 1713.20 feet to a concrete monument found on the southeast corner of lands now owned by the United States of America (DR 371-857);

thence along the east line of said United States of America lands, North 03 degrees 59 minutes 47 seconds East 2475.37 feet to an iron pin found on the southwest corner of lands now owned by Athens Conservancy (OR 405-01), from which a concrete monument found bears North 03 degrees 59 minutes 13 seconds East a distance of 758.41 feet;


thence along the south line of said Athens Conservancy lands the following ten courses:

- 1) South 69 degrees 51 minutes 32 seconds East 177.62 feet to an iron pin found;
- 2) North 70 degrees 36 minutes 06 seconds East 118.74 feet to an iron pin found;
- 3) North 46 degrees 22 minutes 52 seconds East 226.50 feet to an iron pin found;
- 4) South 78 degrees 17 minutes 17 seconds East 144.68 feet to an iron pin found;
- 5) South 67 degrees 43 minutes 18 seconds East 340.81 feet to an iron pin found;
- 6) South 66 degrees 34 minutes 58 seconds East 169.02 feet to an iron pin found;
- 7) South 68 degrees 49 minutes 04 seconds East 180.06 feet to an iron pin found;
- 8) North 65 degrees 44 minutes 39 seconds East 306.84 feet to an iron pin found;
- 9) North 65 degrees 50 minutes 27 seconds East 135.06 feet to an iron pin found;
- 10) South 72 degrees 51 minutes 01 seconds East 96.07 feet to an iron pin set on the east line of said Section 2;

thence along said east line, South 04 degrees 00 minutes 18 seconds West 2592.07 feet to the place of beginning, containing 99.133 acres, more or less, subject to all easements and right of ways, written or implied.

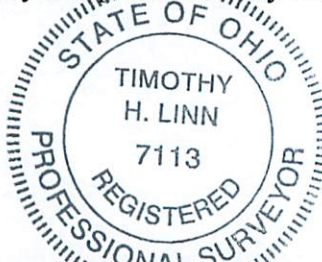
Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made October 1, 2012.

This description is written based on a boundary survey completed January 18, 2018 by Timothy H. Linn, PS, No. 7113.



Timothy H. Linn, PS
Reg. No. 7113

1/31/18
Date

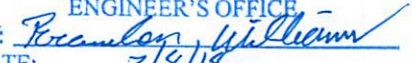


Note: This tract will remain continuous and contiguous with the adjoining Athens Conservancy District lands.

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

FEB 23 2018

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/8/18

Legal Description Pre-Approval
APPROVED
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 Athens County Conveyance Standards

FEB 23 2018

Jill Thompson
 Athens County Auditor

OHIO FRANKLIN REALTY, LLC
 OR 503-2473

R: 1980.00'
 A: 1726.98'
 Ch: S 35°18'59" E
 Lc: 1672.75'

Le-Ax Water District
 OR 199-461

U.S.A.
 DR 371-857

LOT 603

LOT 602

LOT 367

LOT 366

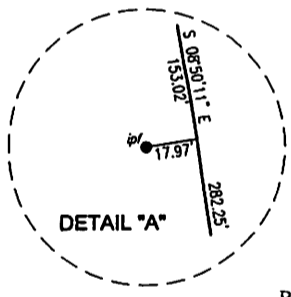
LOT 365

LOT 364

YORK TOWNSHIP
 ±99.133 ac.

DOVER TOWNSHIP
 ±66.436 ac.

PLACE OF BEGINNING:
 Iron pin found at southeast corner of
 Section 2, T-12, R-15, Ohio Company
 Lands, York Township, Athens County.



OHIO FRANKLIN REALTY, LLC
 OR 503-2473

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Timothy H. Linn*
 DATE: 2/8/18

SITUATED IN
 Section 32, T-10, R-14, Township of Dover and in Section 2, T-12, R-15,
 Township of York of the Ohio Company Lands, in the County of Athens, State
 of Ohio.

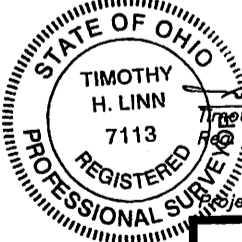
PARCEL NUMBERS

Dover Township	
Part of: G 010010052400	±66.436 ac.
York Township	
Part of: P010010000109	±99.133 ac.
Total	±165.569 ac.

BASIS OF BEARINGS
 Bearings are based on the Ohio State Plane Coordinate System, South Zone,
 North American Datum 1983, as per GPS observations made on October 1,
 2012.

REFERENCES
 Prior surveys by Linn Engineering between 2012 and 2016.
 As shown on Plat.

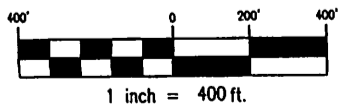
- LEGEND**
- Iron Pin Set, 5/8" rebar.
 - Iron Pin Found, 5/8" rebar
 - ☒ Concrete Monument Found



Timothy H. Linn, PS
 Registered Surveyor No. 7113
 Date: 1/31/18

Project No.: AEP-313-2018-POSTON

OHIO FRANKLIN REALTY, LLC
 OR 503-2473
 PARTS OF YORK AND DOVER TOWNSHIPS



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 Civil Engineering Consultants
 P.O. Box 2086 Zanesville, Ohio 43702-2086

Legal Description Pre-Approval
APPROVED
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 Athens County Conveyance Standards

FEB 23 2018

Jill Thompson
 Athens County Auditor

OHIO FRANKLIN REALTY, LLC
 OR 503-2473

R: 1980.00'
 A: 1726.98'
 CH: S 35°18'59" E
 Lc: 1672.75'

Le-Ax Water District
 OR 199-461

U.S.A.
 DR 371-857

RIVER LOTS
 LOT 603

RIVER LOTS
 LOT 367 LOT 366 LOT 365

LOT 364

YORK TOWNSHIP
 ±99.133 ac.

DOVER TOWNSHIP
 ±66.436 ac.

R: 2814.79'
 A: 333.79'
 CH: S 13°43'15" E
 Lc: 333.60'

PLACE OF BEGINNING:
 Iron pin found at southeast corner of
 Section 2, T-12, R-15, Ohio Company
 Lands, York Township, Athens County.

S 31°51'18" W
 163.08'

S 08°50'11" E
 282.25'

SEE DETAIL "A"

S 05°58'12" E
 152.41'

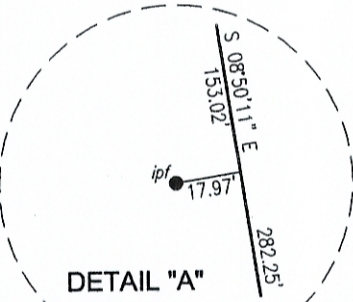
S 10°09'45" W
 100.93'

OHIO FRANKLIN REALTY, LLC
 OR 503-2473

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Brandon Williams*
 DATE: *2/8/18*

Athens Conservancy
 OR 405-01



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 Township of York of the Ohio Company Lands, in the County of Athens, State
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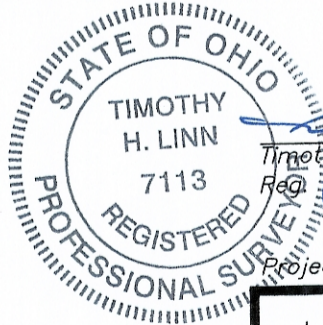
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 Part of: P010010000109 ±99.133 ac.
 Total ±165.569 ac.

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Timothy H. Linn
 Timothy H. Linn, PS
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