

02-20-02-14-000  
02-20-02-15-000  
02-20-09-01-001  
02-30-01-03-000  
02-30-10-03-003

**Ohio Franklin Realty, LLC  
Official Record 2568-616**

**Exhibit A-1**

**Part of Tract 1, Parcel One (OPC 159-91)  
All of Tract 1, Parcel Two (OPC 159-91)  
All of Tract 2 (159-69)  
All of Tract 3 (OPC 159-69)  
All of Tract 4 (OPC 159-69)  
Part of Tract 15, Parcel One (OPC W-069-A)  
Part of Tract 16, Tract 1, First Parcel (OPC W-70)  
Part of Tract 16, Tract No. 3 (OPC W-70)  
Part of Tract 17, First Parcel (OPC W-71)  
All of Tract 17, Third Parcel (OPC W-71)  
All of Tract 17, Fifth Parcel (OPC W-71)  
All of Tract 17, Sixth Parcel (OPC W-71)  
All of Tract 19, Parcel One (OPC 159-66)  
Part of Tract 20, Parcel Two (OPC 159-82)  
Part of Tract 20, Parcel Three (OPC 159-82)  
All of Tract 21, Parcel Three (OPC 159-91)  
Part of Tract 22, Parcel One (OPC 159-99)  
Part of Tract 23, Parcel Three (OPC W-069-A)  
Part of Tract 24, Parcel Three (OPC W-71)  
Part of Tract 24, Parcel Four (OPC W-71)  
Part of Tract 25, Parcel Four (OPC 159-91)  
Part of Tract 27 (OPC 159-107)**

**2018 Auction: Tract 7  
+/- 504.598 ac.**

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being a part of Sections 1, 2, 9 and 10, Township 3, Range 6, United States Military Lands, and being a part of lands now owned by Ohio Franklin Realty, LLC as described in Muskingum County Official Record 2568, Page 616, Exhibit A-1, in particular, being all of Tract 1, Parcel Two; Tract 2; Tract 3; Tract 4; Tract 17, Third Parcel; Tract 17, Fifth Parcel; Tract 17, Sixth Parcel; Tract 19, Parcel One; Tract 21, Parcel Three; and being a part of Tract 1, Parcel One; Tract 15, Parcel One; Tract 16, Tract 1, First Parcel; Tract 16, Tract No. 3; Tract 17, First Parcel; Tract 20, Parcel Two; Tract 20, Parcel Three; Tract 22, Parcel One; Tract 23, Parcel Three; Tract 24, Parcel Three; Tract 24, Parcel Four; Tract 25, Parcel Four; Tract 27; and being more particularly described as follows:

Beginning at an iron pin found on the northwest corner of Section 9;

thence along the north line of Section 9, South 88 degrees 15 minutes 01 seconds East 1314.59 feet to a stone found on the northeast corner of the Northwest Quarter of the Northwest Quarter of Section 9;

thence continuing along said north line, South 88 degrees 32 minutes 27 seconds East 1338.30 feet to an iron pin found on the northeast corner of the Northwest Quarter of Section 9;

thence along lands now owned by Muskingum Watershed Conservancy District (DR 262-350, DR 262-475, and DR 650-233) the following thirteen courses:

- 1) with the west line of the Southeast Quarter of Section 2, North 01 degrees 44 minutes 51 seconds East 2384.91 feet to an iron pin found, passing an iron pin set at 2124.63 feet;



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02-20-02-15-000 A  
02-20-09-01-001 A  
02-30-01-03-000 A  
02-30-10-03-003 A

- 2) North 78 degrees 08 minutes 53 seconds East 230.07 feet to an iron pin found;
- 3) South 56 degrees 04 minutes 23 seconds East 338.09 feet to an iron pin found;
- 4) South 18 degrees 33 minutes 19 seconds East 1523.24 feet to an iron pin found;
- 5) North 73 degrees 40 minutes 34 seconds East 285.77 feet to an iron pin found on the west line of the Southeast Quarter of the Southeast Quarter of Section 2;
- 6) South 01 degrees 49 minutes 32 seconds West 911.90 feet to an iron pin found on the southwest corner of the Southeast Quarter of the Southeast Quarter of Section 2;
- 7) along the south line of Section 2, South 88 degrees 32 minutes 34 seconds East 1308.04 feet to an iron pin found on the corner common to said Sections 1, 2, 9 and 10;
- 8) along the south line of Section 1, South 86 degrees 28 minutes 37 seconds East 1330.64 feet to a point, passing an iron pin set at 1170.17 feet;
- 9) North 01 degrees 33 minutes 38 seconds East 697.99 feet to an iron pin found, passing an iron pin found at 269.48 feet;
- 10) South 87 degrees 37 minutes 54 seconds East 1312.52 feet to an iron pin set on the east line of the Southwest Quarter of Section 1;
- 11) along said east line, North 03 degrees 23 minutes 55 seconds East 724.06 feet to an iron pin set;
- 12) South 87 degrees 45 minutes 37 seconds East 1311.89 feet to a stone found;
- 13) South 01 degrees 57 minutes 09 seconds West 1305.48 feet to an iron pin set on the centerline of the former belt line haul road, from which a railroad spike found on the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 1 bears South 01 degrees 57 minutes 09 seconds West a distance of 102.50 feet;

thence along the centerline of the former belt line haul road the following eighteen courses:

- 1) South 83 degrees 16 minutes 37 seconds West 473.45 feet;
- 2) North 88 degrees 28 minutes 03 seconds West 81.24 feet;
- 3) South 83 degrees 55 minutes 49 seconds West 225.76 feet;
- 4) South 80 degrees 34 minutes 35 seconds West 259.77 feet, at 66.40 feet, an iron pin set on the line common to Sections 1 and 10 bears North 09 degrees 25 minutes 25 seconds West a distance of 15.14 feet;
- 5) North 88 degrees 31 minutes 23 seconds West 60.28 feet;
- 6) South 85 degrees 31 minutes 48 seconds West 247.52 feet;
- 7) South 77 degrees 25 minutes 27 seconds West 200.03 feet, from which an iron pin set bears South 04 degrees 46 minutes 18 seconds East a distance of 20.22 feet;
- 8) South 88 degrees 07 minutes 39 seconds West 161.55 feet;
- 9) South 86 degrees 23 minutes 08 seconds West 147.83 feet;
- 10) South 88 degrees 20 minutes 17 seconds West 105.05 feet;
- 11) South 82 degrees 56 minutes 23 seconds West 122.84 feet;
- 12) South 71 degrees 53 minutes 29 seconds West 62.76 feet;
- 13) North 87 degrees 45 minutes 08 seconds West 146.29 feet;
- 14) North 79 degrees 51 minutes 58 seconds West 251.02 feet;
- 15) North 77 degrees 17 minutes 03 seconds West 119.33 feet, from which iron pins set on the east line of the Northwest Quarter of the Northwest Quarter of Section 10 bear North 14 degrees 34 minutes 35 seconds West a distance of 21.02 feet, and South 19 degrees 26 minutes 51 seconds West a distance of 20.82 feet;
- 16) North 86 degrees 35 minutes 15 seconds West 263.27 feet;
- 17) North 82 degrees 50 minutes 12 seconds West 772.58 feet;
- 18) North 85 degrees 16 minutes 17 seconds West 302.86 feet;

thence leaving said centerline and along the line common to Sections 9 and 10, South 01 degrees 51 minutes 48 seconds West 141.27 feet to an iron pin set, passing an iron pin set at 12.00 feet;

thence through said Ohio Franklin Realty, LLC Tract 25, Parcel Four and Tract 24, Parcel Three, South 26 degrees 19 minutes 31 seconds East 2767.42 feet to an iron pin set;

thence along the west line of lands now owned by Robert W. and Barbara Miller (OR 2579-309) South 01 degrees 53 minutes 04 seconds West 954.73 feet to a post found;

thence through said Ohio Franklin Realty, LLC Tract 24, Parcel Four; Tract 23, Parcel Three and Tract 27, the following two courses:

- 1) North 89 degrees 08 minutes 12 seconds West 559.33 feet to an iron pin set;



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02-20-02-15-000 B  
02-20-09-01-001 B  
02-30-01-03-000 B  
02-30-10-03-003 B

- 2) South 02 degrees 37 minutes 39 seconds West 1639.31 feet to an iron pin set on the line common to Sections 10 and 11;

thence along the south line of said Section 10, North 87 degrees 22 minutes 32 seconds West 744.96 feet to an iron pin set on the corner common to Sections 9, 10, 11 and 12, passing an iron pin set at 623.61 feet;

thence along the south line of said Section 9, North 87 degrees 59 minutes 39 seconds West 1749.64 feet to a point on the centerline of Ferncliff Road (CR-14), passing an iron pin set at 1724.64 feet;

thence along the centerline of Ferncliff Road the following eleven courses:

- 1) with a curve to the left having a radius of 1800.00 feet, an arc length of 353.15 feet, and a chord bearing North 03 degrees 19 minutes 35 seconds West, and a chord length of 352.59 feet;
- 2) North 08 degrees 56 minutes 50 seconds West 429.16 feet;
- 3) North 08 degrees 08 minutes 23 seconds West 89.88 feet;
- 4) with a curve to the right having a radius of 2000.00 feet, an arc length of 243.56 feet, and a chord bearing North 04 degrees 39 minutes 03 seconds West, and a chord length of 243.41 feet;
- 5) North 01 degrees 09 minutes 43 seconds West 398.97 feet;
- 6) with a curve to the right having a radius of 950.00 feet, an arc length of 133.27 feet, and a chord bearing North 02 degrees 51 minutes 24 seconds East, and a chord length of 133.16 feet;
- 7) North 06 degrees 52 minutes 32 seconds East 88.03 feet;
- 8) with a curve to the right having a radius of 1500.00 feet, an arc length of 226.51 feet, and a chord bearing North 11 degrees 12 minutes 05 seconds East, and a chord length of 226.29 feet;
- 9) North 15 degrees 31 minutes 39 seconds East 174.18 feet;
- 10) North 16 degrees 12 minutes 54 seconds East 99.38 feet;
- 11) North 13 degrees 08 minutes 16 seconds East 99.24 feet to a point on lands now owned by New Hope Lutheran Church (OR 2646-189);

thence along the lands of said New Hope Lutheran Church the following ten courses:

- 1) North 27 degrees 09 minutes 48 seconds East 62.42 feet to an iron pin found;
- 2) South 88 degrees 06 minutes 26 seconds East 61.00 feet to an iron pin found;
- 3) North 01 degrees 53 minutes 34 seconds East 20.63 feet to an iron pin found;
- 4) South 88 degrees 06 minutes 26 seconds East 193.54 feet to an iron pin found;
- 5) North 07 degrees 04 minutes 33 seconds East 206.25 feet to an iron pin found;
- 6) North 88 degrees 06 minutes 09 seconds West 97.27 feet to an iron pin found;
- 7) North 12 degrees 46 minutes 35 seconds West 82.63 feet to an iron pin found;
- 8) North 23 degrees 39 minutes 28 seconds West 249.25 feet to an iron pin found;
- 9) South 74 degrees 28 minutes 17 seconds West 82.59 feet to an iron pin found;
- 10) South 74 degrees 28 minutes 09 seconds West 19.60 feet to a point on the centerline of said Ferncliff Road;

thence along the centerline of said Ferncliff Road the following six courses:

- 1) North 19 degrees 44 minutes 11 seconds West 44.73 feet;
- 2) with a curve to the left having a radius of 385.00 feet, an arc length of 379.34 feet, and a chord bearing North 47 degrees 57 minutes 48 seconds West, and a chord length of 364.18 feet;
- 3) North 76 degrees 11 minutes 24 seconds West 113.58 feet;
- 4) North 79 degrees 56 minutes 19 seconds West 55.81 feet;
- 5) North 84 degrees 24 minutes 34 seconds West 113.38 feet;
- 6) with a curve to the right having a radius of 235.00 feet, an arc length of 113.14 feet, and a chord bearing North 70 degrees 37 minutes 02 seconds West, and a chord length of 112.05 feet to a point on the east line of a lands now or formerly owned by the Board of Education of Adams Township described as a 0.32 acre school lot (DR 207-404, First Parcel), from which an iron pin set bears South 01 degrees 52 minutes 09 seconds West a distance of 90.16 feet;



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02-20-02-15-000 C  
02-20-09-01-001 C  
02-30-01-03-000 C  
02-30-10-03-003 C

thence along said school lot the following two courses:

- 1) North 01 degrees 52 minutes 09 seconds East 41.84 feet;
- 2) North 88 degrees 07 minutes 51 seconds West 50.99 feet to a point on the centerline of said Ferncliff Road, from which an iron pin set bears North 88 degrees 07 minutes 51 seconds West a distance of 114.00 feet;

thence along the centerline of said Ferncliff Road the following twenty-six courses:

- 1) with a curve to the right having a radius of 235.00 feet, an arc length of 257.76 feet, and a chord bearing North 09 degrees 16 minutes 06 seconds West, and a chord length of 245.03 feet;
- 2) North 22 degrees 09 minutes 16 seconds East 134.26 feet;
- 3) North 20 degrees 02 minutes 59 seconds East 88.48 feet;
- 4) North 11 degrees 24 minutes 32 seconds East 103.99 feet;
- 5) with a curve to the left having a radius of 225.00 feet, an arc length of 222.24 feet, and a chord bearing North 16 degrees 53 minutes 18 seconds West, and a chord length of 213.32 feet;
- 6) North 45 degrees 11 minutes 07 seconds West 34.64 feet;
- 7) with a curve to the left having a radius of 625.00 feet, an arc length of 231.46 feet, and a chord bearing North 55 degrees 47 minutes 41 seconds West, and a chord length of 230.14 feet;
- 8) North 66 degrees 24 minutes 15 seconds West 256.74 feet;
- 9) with a curve to the right having a radius of 270.00 feet, an arc length of 389.88 feet, and a chord bearing North 25 degrees 02 minutes 11 seconds West, and a chord length of 356.88 feet;
- 10) North 16 degrees 19 minutes 53 seconds East 74.63 feet;
- 11) North 14 degrees 55 minutes 45 seconds East 92.16 feet;
- 12) North 09 degrees 15 minutes 05 seconds East 83.36 feet;
- 13) with a curve to the left having a radius of 135.00 feet, an arc length of 208.39 feet, and a chord bearing North 34 degrees 58 minutes 17 seconds West, and a chord length of 188.31 feet;
- 14) North 79 degrees 11 minutes 38 seconds West 53.04 feet;
- 15) North 85 degrees 17 minutes 50 seconds West 42.45 feet;
- 16) North 89 degrees 09 minutes 00 seconds West 147.74 feet;
- 17) with a curve to the right having a radius of 500.00 feet, an arc length of 186.86 feet, and a chord bearing North 78 degrees 26 minutes 38 seconds West, and a chord length of 185.77 feet;
- 18) North 67 degrees 44 minutes 16 seconds West 40.49 feet;
- 19) with a curve to the left having a radius of 225.00 feet, an arc length of 170.08 feet, and a chord bearing North 89 degrees 23 minutes 36 seconds West, and a chord length of 166.06 feet;
- 20) South 68 degrees 57 minutes 04 seconds West 234.24 feet;
- 21) with a curve to the right having a radius of 775.00 feet, an arc length of 258.30 feet, and a chord bearing South 78 degrees 29 minutes 57 seconds West, and a chord length of 257.11 feet;
- 22) South 88 degrees 02 minutes 51 seconds West 110.93 feet;
- 23) South 85 degrees 02 minutes 49 seconds West 175.42 feet;
- 24) South 81 degrees 33 minutes 18 seconds West 316.27 feet;
- 25) with a curve to the right having a radius of 250.00 feet, an arc length of 249.59 feet, and a chord bearing North 69 degrees 50 minutes 39 seconds West, and a chord length of 239.35 feet;
- 26) North 41 degrees 17 minutes 17 seconds West 111.50 feet to a point on the line common to Sections 8 and 9;

thence North 02 degrees 03 minutes 58 seconds East 293.35 feet to the place of beginning, containing 504.598 acres, more or less, of which 62.948 acres in Section 1, 51.890 acres in Section 2, 286.944 acres in Section 9, and 102.816 acres in Section 10, subject to all easements and right of ways, written or implied

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

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid



02-20-02-14-000 D  
02-20-02-15-000 D  
02-20-09-01-001 D  
02-30-01-03-000 D  
02-30-10-03-003 D

South as per GPS observations made on November 7, 2017.

This description is written based on a field survey completed October 3, 2018 by Timothy H. Linn, PS, Reg. No. 7113.

~~OFFICE COPY~~  
Timothy H. Linn, PS  
Reg. No. 7113  
~~NOT RECORDABLE~~



10/11/18  
Date

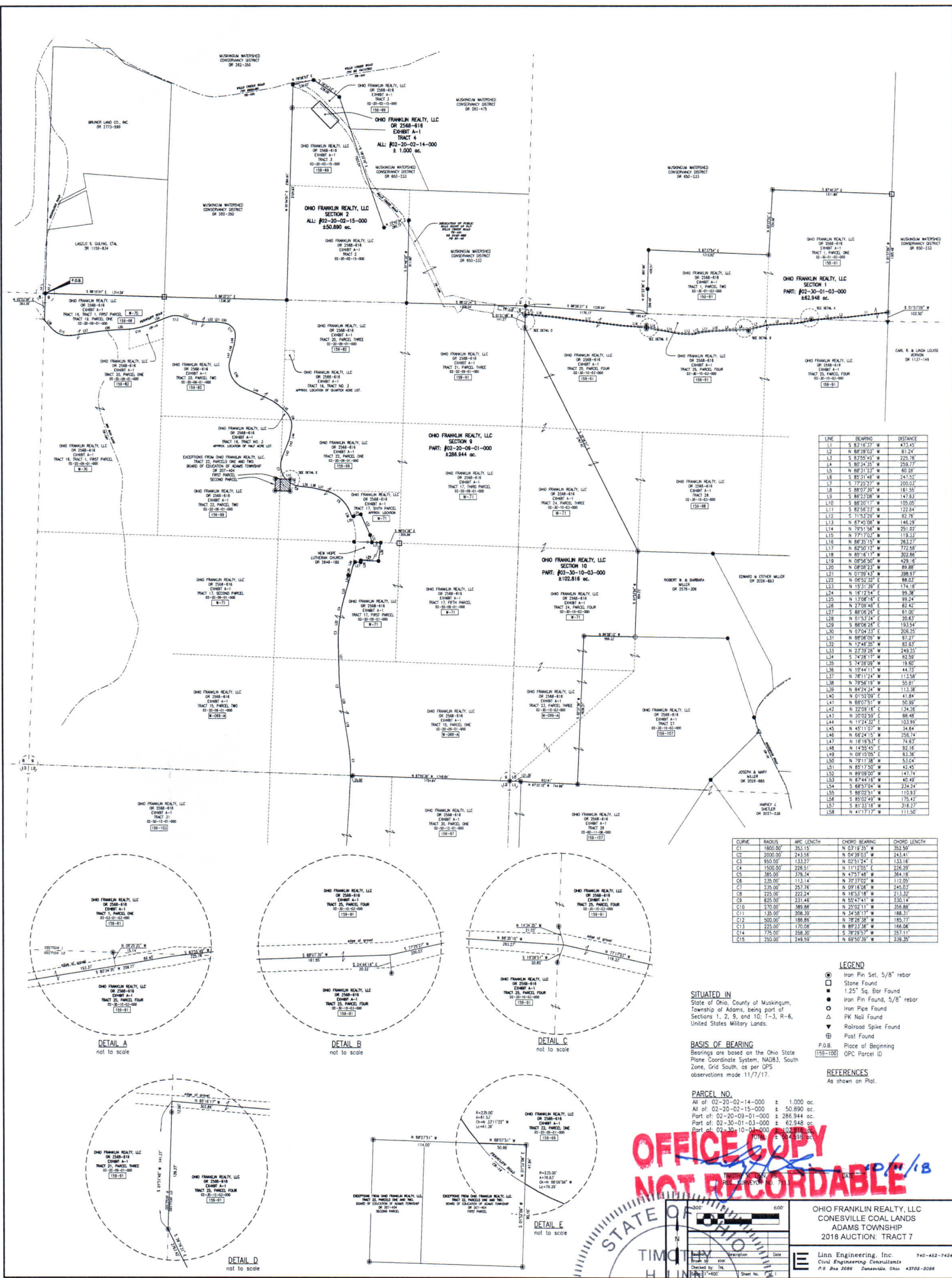
**Parcel Numbers:**

All of: 02-20-02-14-000	+/- 1.000 ac.
All of: 02-20-02-15-000	+/- 50.890 ac.
Part of: 02-20-09-01-000	+/- 286.944 ac.
Part of: 02-30-01-03-000	+/- 62.948 ac.
Part of: 02-30-10-03-000	+/- 102.816 ac.
<b>Total</b>	<b>+/- 504.598 ac.</b>

DESCRIPTION  
APPROVED  
By: [Signature] 10/22/2018



02-20-02-14-000 E  
62-20-02-15-000 E  
02-20-09-01-001 E  
02-30-01-03-000 E  
02-30-10-03-003 E





02-20-02-14-000 F  
02-20-02-15-000 F  
02-20-09-01-001 F  
02-30-01-03-000 F  
02-30-10-03-003 F



LINE	BEARING	DISTANCE
L1	S 83°16'37" W	473.45'
L2	N 88°28'03" W	81.24'
L3	S 83°55'49" W	225.76'
L4	S 80°34'35" W	259.77'
L5	N 88°31'23" W	60.28'
L6	S 85°31'48" W	247.52'
L7	S 77°25'27" W	200.03'
L8	S 88°07'39" W	161.55'
L9	S 86°23'08" W	147.83'
L10	S 88°20'17" W	105.05'
L11	S 82°58'23" W	122.84'
L12	S 71°53'29" W	62.76'
L13	N 87°45'08" W	146.29'
L14	N 79°51'58" W	251.02'
L15	N 77°17'03" W	119.33'
L16	N 86°35'15" W	263.27'
L17	N 82°50'12" W	772.58'
L18	N 85°16'17" W	302.86'
L19	N 08°56'50" W	429.16'
L20	N 08°08'23" W	89.88'
L21	N 01°09'43" W	398.97'
L22	N 06°52'32" E	88.03'
L23	N 15°31'39" E	174.18'
L24	N 16°12'54" E	99.38'
L25	N 13°08'16" E	99.24'
L26	N 27°09'48" E	62.42'
L27	S 88°06'26" E	61.00'
L28	N 01°53'34" E	20.63'
L29	S 88°06'26" E	193.54'
L30	N 07°04'33" E	206.25'
L31	N 88°06'09" W	97.27'
L32	N 12°46'35" W	82.63'
L33	N 23°39'28" W	249.25'
L34	S 74°28'17" W	82.59'
L35	S 74°28'09" W	19.60'
L36	N 19°44'11" W	44.73'
L37	N 76°11'24" W	113.58'
L38	N 79°56'19" W	55.81'
L39	N 84°24'34" W	113.38'
L40	N 01°52'09" E	41.84'
L41	N 88°07'51" W	50.99'
L42	N 22°09'16" E	134.26'
L43	N 20°02'59" E	88.48'
L44	N 11°24'32" E	103.99'
L45	N 45°11'07" W	34.64'
L46	N 68°24'15" W	256.74'
L47	N 16°19'53" E	74.63'
L48	N 14°55'45" E	92.16'
L49	N 09°15'05" E	83.36'
L50	N 79°11'38" W	53.04'
L51	N 85°17'50" W	42.45'
L52	N 89°09'00" W	147.74'
L53	N 67°44'16" W	40.49'
L54	S 68°57'04" W	234.24'
L55	S 88°02'51" W	110.83'
L56	S 85°02'49" W	175.42'
L57	S 81°33'18" W	316.27'
L58	N 41°17'17" W	111.50'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1800.00'	353.15'	N 03°19'35" W	352.59'
C2	2000.00'	243.56'	N 04°39'03" W	243.41'
C3	950.00'	133.27'	N 02°51'24" E	133.16'
C4	1500.00'	226.51'	N 11°12'05" E	226.29'
C5	385.00'	379.34'	N 47°57'48" W	364.18'
C6	235.00'	113.14'	N 70°37'02" W	112.05'
C7	235.00'	257.76'	N 09°16'06" W	245.03'
C8	225.00'	222.24'	N 16°53'18" W	213.32'
C9	625.00'	231.46'	N 55°47'41" W	230.14'
C10	270.00'	389.88'	N 25°02'11" W	356.88'
C11	135.00'	208.39'	N 34°58'17" W	188.31'
C12	500.00'	186.86'	N 78°26'38" W	185.77'
C13	225.00'	170.08'	N 89°23'36" W	166.06'
C14	775.00'	258.30'	S 78°29'57" W	257.11'
C15	250.00'	249.59'	N 69°50'39" W	239.35'

- LEGEND**
- Iron Pin Set, 5/8" rebar
  - Stone Found
  - 1.25" Sq. Bar Found
  - Iron Pin Found, 5/8" rebar
  - Iron Pipe Found
  - PK Nail Found
  - Railroad Spike Found
  - Post Found
  - P.O.B. Place of Beginning
  - OPC Parcel ID
- REFERENCES**
- As shown on Plat.

**SITUATED IN**  
State of Ohio, County of Muskingum,  
Township of Adams, being part of  
Sections 1, 2, 9, and 10, T-3, R-6,  
United States Military Lands.

**BASIS OF BEARING**  
Bearings are based on the Ohio State  
Plane Coordinate System, NAD83, South  
Zone, Grid South, as per GPS  
observations made 11/7/17.

**PARCEL NO.**  
All of: 02-20-02-14-000 ± 1,000 ac.  
All of: 02-20-02-15-000 ± 50,890 ac.  
Part of: 02-20-09-01-000 ± 286,944 ac.  
Part of: 02-30-01-03-000 ± 62,948 ac.  
Part of: 02-30-10-03-000 ± 102,816 ac.  
TOTAL: ± 504,598 ac.



DESCRIPTION  
APPROVED  
By: [Signature]  
TIMOTHY H. LINN  
REG. SURVEYOR NO. 7113

OFFICE COPY  
NOT RECORDED  
DATE 1/18/18

300' 0 600'

Scale: 1"=600'

Revision Description Date

Drawn by: KHK

Checked by: THL

Sheet No. 1 of 1

**OHIO FRANKLIN REALTY, LLC**  
CONESVILLE COAL LANDS  
ADAMS TOWNSHIP  
2018 AUCTION: TRACT 7

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

740-452-7434

