

02-30-01-03-001
02-30-10-03-002

Ohio Franklin Realty, LLC
Official Record 2568-616
Exhibit A-1
Tract 1, Parcel One (OPC 159-91)
Tract 24, Parcel Three (OPC W-71)
Tract 25, Parcel Four (OPC 159-91)
Tract 26 (OPC 159-98)
Tract 28 (OPC 159-108)

2018 Auction: Tract 8
+/- 190.549 ac.

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being a part of the Southeast Quarter of Section 1 and the north half of Section 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, Tract 1, Parcel One; Tract 24, Parcel Three, and Tract 25, Parcel Four; and being all of Tract 26 and Tract 28, and being more particularly described as follows:

Beginning for reference at an iron pin found on the corner common to Sections 1, 2, 9 and 10;

thence along the line common to Sections 9 and 10, South 01 degrees 51 minutes 48 seconds West 91.58 feet to an iron pin set on the centerline of the former belt line haul road and the principal place of beginning;

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

- 1) South 85 degrees 16 minutes 17 seconds East 302.86 feet;
- 2) South 82 degrees 50 minutes 12 seconds East 772.58 feet;
- 3) South 86 degrees 35 minutes 15 seconds East 263.27 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;
- 4) South 77 degrees 17 minutes 03 seconds East 119.33 feet;
- 5) South 79 degrees 51 minutes 58 seconds East 251.02 feet;
- 6) South 87 degrees 45 minutes 08 seconds East 146.29 feet;
- 7) North 71 degrees 53 minutes 29 seconds East 62.76 feet;
- 8) North 82 degrees 56 minutes 23 seconds East 122.84 feet;
- 9) North 88 degrees 20 minutes 17 seconds East 105.05 feet;
- 10) North 86 degrees 23 minutes 08 seconds East 147.83 feet;
- 11) North 88 degrees 07 minutes 39 seconds East 161.55 feet, from which an iron pin set bears South 04 degrees 46 minutes 18 seconds East a distance of 20.22 feet;
- 12) North 77 degrees 25 minutes 27 seconds East 200.03 feet ;
- 13) North 85 degrees 31 minutes 48 seconds East 247.52 feet ;
- 14) South 88 degrees 31 minutes 23 seconds East 60.28 feet ;
- 15) North 80 degrees 34 minutes 35 seconds East 259.77 feet, passing at 193.37 feet, an iron pin set on the line common to Sections 1 and 10 at a distance of 15.14 feet left;
- 16) North 83 degrees 55 minutes 49 seconds East 225.76 feet;
- 17) South 88 degrees 28 minutes 03 seconds East 81.24 feet;
- 18) North 83 degrees 16 minutes 37 seconds East 473.45 feet to an iron pin set on the east line of the Southwest Quarter of the Southeast Quarter of Section 1;

thence South 01 degrees 57 minutes 09 seconds West 102.50 feet to a railroad spike found on the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 1;

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thence along the east line of the Northwest Quarter of the Northeast Quarter of Section 10 and the west line of lands now owned by Carl R. and Linda Louise Vernon (DR 1137-149), South 01 degrees 50 minutes 03 seconds West 1313.10 feet to an iron pin found;

thence along lands now owned by Carl R. and Linda Louise Vernon (OR 2805-465) the following four courses:

- 1) North 88 degrees 09 minutes 57 seconds West 233.58 feet to an iron pin found;
- 2) South 01 degrees 50 minutes 03 seconds West 172.41 feet to an iron pin found;
- 3) South 28 degrees 49 minutes 36 seconds West 546.26 feet to an iron pin found;
- 4) South 89 degrees 17 minutes 35 seconds East 481.60 feet to an iron pin found;

thence along the east line of the Northwest Quarter of the Northeast Quarter of Section 10 and the west line of lands now owned by Carl R. and Linda Louise Vernon (DR 1137-149) South 01 degrees 50 minutes 03 seconds West 663.41 feet to a pipe found;

thence along the north line of lands now owned by Edward S. and Esther E. Miller (OR 2679-240), North 88 degrees 09 minutes 26 seconds West 940.61 feet to an iron pin found;

thence along the north line of lands now owned by Edward and Esther Miller (OR 2026-893) North 88 degrees 09 minutes 23 seconds West 902.90 feet to an iron pin found;

thence along lands now owned by Robert W. and Barbara Miller (OR 2579-309), North 88 degrees 09 minutes 23 seconds West 818.49 feet to an iron pin set;

thence through said Ohio Franklin Realty, LLC Tract 24, Parcel three and Tract 25, Parcel Four, North 26 degrees 19 minutes 31 seconds West 2767.42 feet to an iron pin set on the line common to Sections 9 and 10;

thence along said common section line, North 01 degrees 51 minutes 48 seconds East 141.27 feet to the principal place of beginning, containing 190.549 acres, more or less, of which 0.845 acres are in Section 1 and 189.704 acres are 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 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.

Timothy H. Linn, PS
Reg. No. 7113



10/11/18
Date

Parcel Number:

Part of: 02-30-10-03-000	+/- 189.704 acres
Part of: 02-30-01-03-000	+/- 0.845 acres
Total	+/- 190.549 acres

DESCRIPTION

APPROVED

By: 10/15/2018

02-30-01-03-001 B

02-30-10-03-002 B

DESCRIPTION
APPROVEDBy: *R. H. Linn*

SITUATED IN

State of Ohio, County of Muskingum,
Township of Adams, being part of the
Southeast Quarter of Section 1 and the
north half of Section 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 11/07/17.

LEGEND

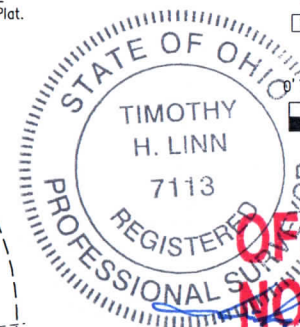
- Iron Pin Set, 5/8" rebar
- Stone Found
- 1.25" Sq. Bar Found
- Iron Pin Found, 5/8" rebar
- Iron Pipe Found
- △ PK Nail Found
- ▼ Railroad Spike Found
- ⊕ Post Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- 159-91 OPC Parcel ID

PARCEL NO.

Part of: 02-30-01-03-000 ± 0.845 ac.
Part of: 02-30-10-03-000 ± 189.704 ac.
Total ± 190.549 ac.

REFERENCES

As shown on Plat.

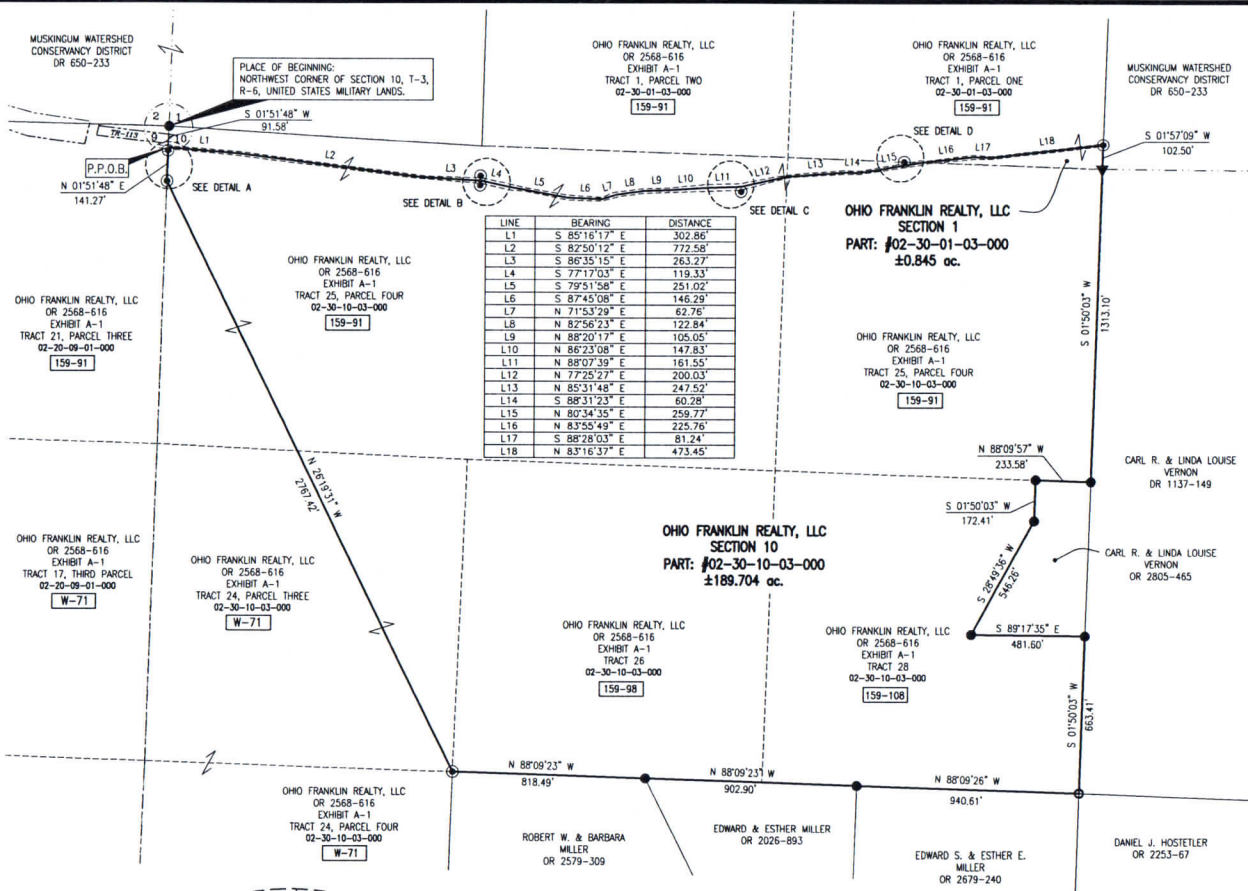


TIMOTHY H. LINN, P.S.
REG. SURVEYOR NO. 7113

OHIO FRANKLIN REALTY, LLC
CONESVILLE COAL LANDS
AUCTION 2018: TRACT 8



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



DETAIL A
not to scale

DETAIL B
not to scale

DETAIL C
not to scale

DETAIL D
not to scale

02-30-01-03-001 C
02-30-10-03-002 C

DESCRIPTION
APPROVED

By: *10/10/18*

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State of Ohio, County of Muskingum,
Township of Adams, being part of the
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north half of Section 10; T-3, R-6,
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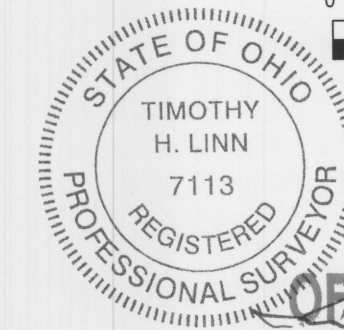
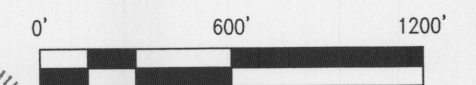
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- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- 159-91 OPC Parcel ID

PARCEL NO.

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Part of: 02-30-10-03-000 ± 189.704 ac.
Total ± 190.549 ac.

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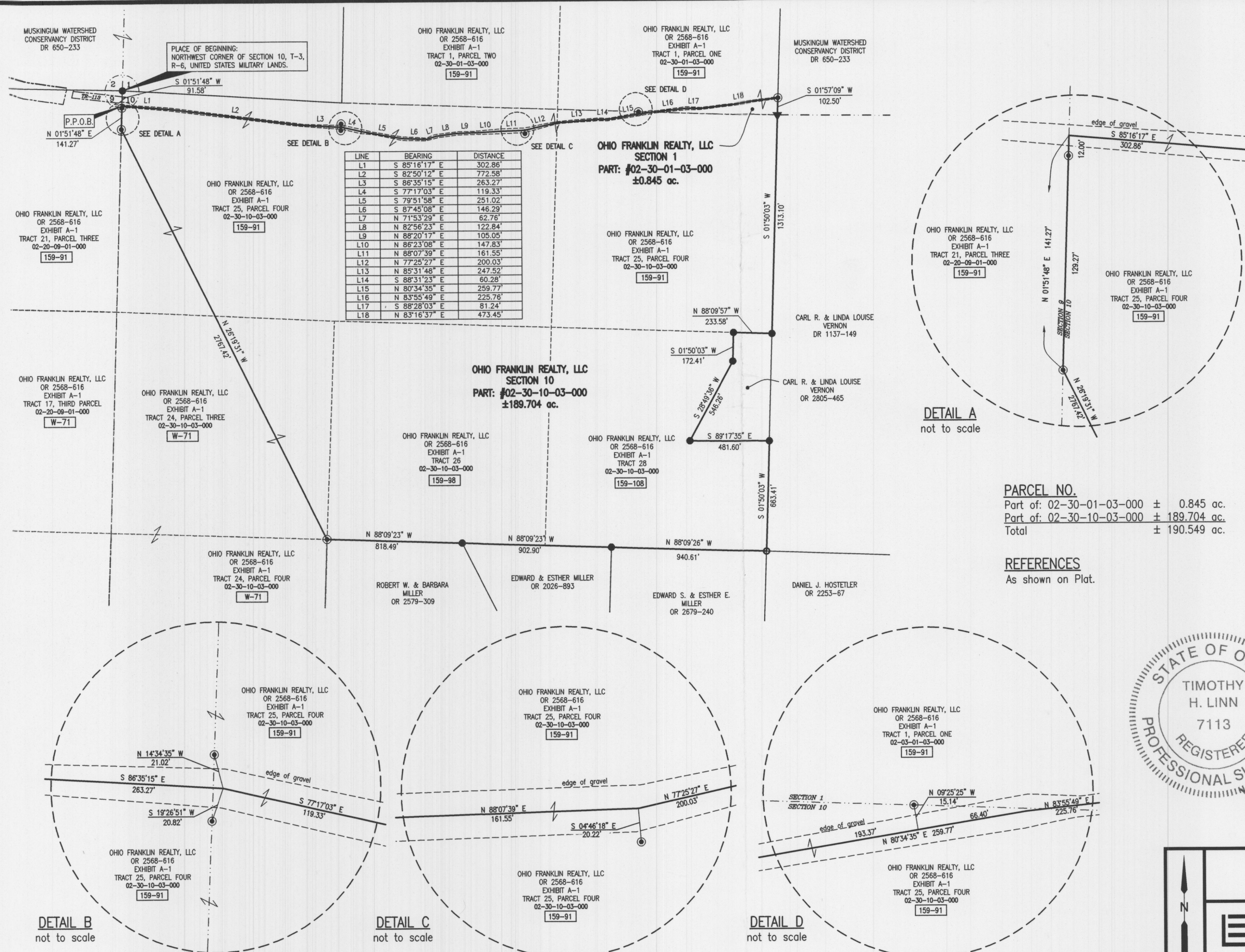
As shown on Plat.



OFFICE COPY
RECORDABLE
10/11/18
DATE

OHIO FRANKLIN REALTY, LLC
CONESVILLE COAL LANDS
AUCTION 2018: TRACT 8

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



LINE	BEARING	DISTANCE
L1	S 85°16'17" E	302.86'
L2	S 82°50'12" E	772.58'
L3	S 86°35'15" E	263.27'
L4	S 77°17'03" E	119.33'
L5	S 79°51'58" E	251.02'
L6	S 87°45'08" E	146.29'
L7	N 71°53'29" E	62.76'
L8	N 82°56'23" E	122.84'
L9	N 88°20'17" E	105.05'
L10	N 86°23'08" E	147.83'
L11	N 88°07'39" E	161.55'
L12	N 77°25'27" E	200.03'
L13	N 85°31'48" E	247.52'
L14	S 88°31'23" E	60.28'
L15	N 80°34'35" E	259.77'
L16	N 83°55'49" E	225.76'
L17	S 88°28'03" E	81.24'
L18	N 83°16'37" E	473.45'

DETAIL B
not to scale

DETAIL C
not to scale

DETAIL D
not to scale