

Ohio Franklin Realty, LLC
Official Record 2568-616
Exhibit A-1
Tract 23, Parcel Three (OPC W-069-A)
Tract 24, Parcel Four (OPC W-71)
Tract 27 (OPC 159-107)
Tract 29 (OPC 159-107)

2018 Auction: Tract 9
+/- 114.940 ac.

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being a part of the south half of Section 10 and the Northwest Quarter of Section 11, 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, and being a part of Tract 23, Parcel Three; Tract 24, Parcel Four, and Tract 29; and being all of Tract 27, and being more particularly described as follows:

Beginning for reference at an iron pin set on the corner common to Sections 9, 10, 11 and 12;

thence along the line common to Sections 10 and 11, South 87 degrees 22 minutes 32 seconds East 121.35 feet to an iron pin set and the principal place of beginning;

thence continuing along the line common to Sections 10 and 11, South 87 degrees 22 minutes 32 seconds East 623.61 feet to an iron pin set;

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

- 1) North 02 degrees 37 minutes 39 seconds East 1639.31 feet to an iron pin set;
- 2) South 89 degrees 08 minutes 12 seconds East 559.33 feet to a post found;

thence along lands now owned by Robert W. and Barbara Miller (OR 2579-309) the following two courses:

- 1) South 89 degrees 08 minutes 12 seconds East 1007.81 feet to an iron pin found;
- 2) South 18 degrees 12 minutes 53 seconds East 1085.99 feet to a PK nail found in Edgemoor Road (CR-12), passing an iron pin found at 915.09 feet;

thence along the north line of lands now owned by Joseph and Mary Miller (OR 2026-865) the following two courses:

- 1) South 45 degrees 01 minutes 27 seconds West 749.89 feet to an iron pin found;
- 2) South 32 degrees 38 minutes 24 seconds West 1677.77 feet to a post found, from which an iron pin found bears South 88 degrees 13 minutes 05 seconds East a distance of 1323.39 feet;

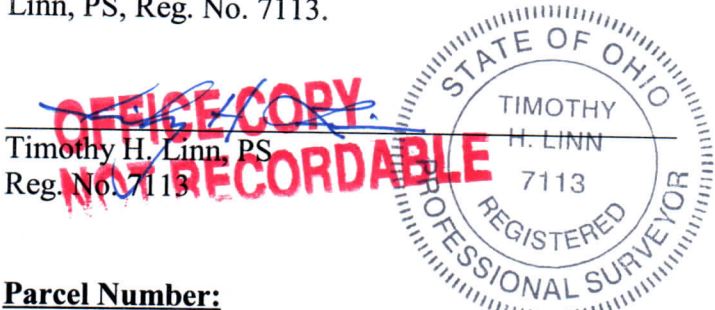
thence along the north line of lands owned by Roger Dean and Tonya Sue Shoup (OR 1643-497) and William E. Adams (OR 2773-945), North 87 degrees 49 minutes 25 seconds West 1211.66 feet to an iron pin set on said Williams' north line;

thence through Ohio Franklin Realty, LLC Tract 29, North 01 degrees 46 minutes 35 seconds East 1343.62 feet to the principal place of beginning, containing 114.940 acres, more or less, of which 65.596 acres are in Section 10 and 49.344 acres are in Section 11, 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.



10/11/18
Date

Parcel Number:

Part of: 02-30-10-03-000	+/- 65.596 acres
Part of: 02-60-11-08-000	+/- 49.344 acres
Total	+/- 114.940 acres

DESCRIPTION
APPROVED
By: [Signature] 10/15/2018

DESCRIPTION

APPROVED

By: *[Signature]* 10/15/18

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 17, FIFTH PARCEL
02-20-09-01-000
W-71

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 24, PARCEL FOUR
02-30-10-03-000
W-71

ROBERT W. & BARBARA
MILLER
OR 2579-309

EDWARD & ESTHER MILLER
OR 2026-893

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 15, PARCEL ONE
02-20-09-01-000
W-069-A

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 23, PARCEL THREE
02-30-10-03-000
W-069-A

OHIO FRANKLIN REALTY, LLC
SECTION 10
PART: #02-30-10-03-000
±65.596 ac.

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 27
02-30-10-03-000
159-107

LEVI & LINDA
SCHLABACH
OR 2026-858

PLACE OF BEGINNING:
IRON PIN SET ON THE CORNER COMMON TO
SECTIONS 10, 11, AND 12, T-3, R-6,
UNITED STATES MILITARY LANDS.

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 30, PARCEL ONE
02-50-12-01-000
159-97

OHIO FRANKLIN REALTY, LLC
SECTION 11
PART: #02-60-11-08-000
±49.344 ac.

OHIO FRANKLIN REALTY, LLC
OR 2568-616
EXHIBIT A-1
TRACT 29
02-60-11-08-000
159-107

JOSEPH & MARY
MILLER
OR 2026-865

HARVEY J.
SHETLER
OR 2027-238

JOSEPH & MARY MILLER
OR 2026-865

WILLIAM E. ADAMS
OR 2773-945

ROGER DEAN & TONYA SUE SHOUP
OR 1643-497

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- △ PK Nail Found
- ⊕ Post Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- 159-107 OPC Parcel ID

REFERENCES

As shown on Plat.

PARCEL NO.

Part of: 02-30-10-03-000 ± 65.596 ac.
Part of: 02-60-11-08-000 ± 49.344 ac.
Total ±114.940 ac.

SITUATED IN

State of Ohio, County of Muskingum,
Township of Adams, being a part of the
south half of Section 10 and a part of the
Northwest Quarter of Section 11, 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.



OFFICE COPY
TIMOTHY H. LINN, P.S.
REG. SURVEYOR NO. 7113
DATE 11/18



OHIO FRANKLIN REALTY, LLC
CONESVILLE COAL LANDS
2018 AUCTION: TRACT 9



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