

02-60-11-08-001
02-50-12-01-001

**Ohio Franklin Realty, LLC
Official Record 2568-616
Exhibit A-1
Tract 29 (OPC Parcel ID 159-107)
Tract 30, Parcel One (OPC Parcel ID 159-97)**

**2018 Auction: Tract 6A
+/- 58.530 ac.**

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being a part of 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, Tract 29; and being a part of the Northeast Quarter of Section 12, 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 30, Parcel One, and being more particularly described as follows:

Beginning at an iron pin set on the northwest corner of said Section 11 and the northeast corner of said Section 12;

thence along the north line of Section 11, South 87 degrees 22 minutes 32 seconds East 121.35 feet to an iron pin set;

thence through said Ohio Franklin Realty Tract 29, South 01 degrees 46 minutes 35 seconds West 1343.62 feet to an iron pin set;

thence along the north line of lands now owned by William E. Adams (OR 2773-945), North 87 degrees 49 minutes 25 seconds West 1424.14 feet to an iron pin found;

thence through said Ohio Franklin Realty Tract 30, Parcel One, North 87 degrees 49 minutes 25 seconds West 548.27 feet to a point, passing an iron pin set at 523.27;

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

- 1) North 12 degrees 04 minutes 51 seconds East 221.57 feet;
- 2) North 09 degrees 33 minutes 15 seconds East 194.57 feet;
- 3) North 07 degrees 00 minutes 21 seconds East 169.89 feet;
- 4) North 03 degrees 36 minutes 45 seconds East 405.45 feet;
- 5) North 02 degrees 55 minutes 21 seconds East 333.78 feet;
- 6) with a curve to the left having a radius of 1800.00 feet, an arc length of 19.74 feet, and a chord bearing North 02 degrees 36 minutes 30 seconds East, and a chord length of 19.74 feet to a point on the north line of said Section 12;

thence along said north line, South 87 degrees 59 minutes 39 seconds East 1749.64 feet to the place of beginning, passing an iron pin set at 25.00 feet, containing 58.530 acres, more or less, of which 3.744 acres are in Section 11 and 54.786 acres are in Section 12, 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.

02-60-11-08-001 A
02-50-12-01-001 A

Linn, PS, Reg. No. 7113.

**OFFICE COPY
NOT RECORDABLE**

Timothy H. Linn, PS
Reg. No. 7113



10/15/18
Date

Parcel Number:

Part of: 02-50-12-01-000	+/- 54.786 acres
Part of: 02-60-11-08-000	+/- 3.744 acres
Total	+/- 58.530 acres

DESCRIPTION

APPROVED

By: [Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/15/18
Date

Fee Paid

02-60-11-08-001 B

02-50-12-01-001 B

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 15, PARCEL ONE
02-20-09-01-000
W-069-A

PLACE OF BEGINNING:
IRON PIN SET ON THE CORNER COMMON TO
SECTIONS 9, 10, 11, AND 12, T-3, R-6,
UNITED STATES MILITARY LANDS.

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
OR 2568-616
EXHIBIT A-1
TRACT 27
02-30-10-03-000
159-107

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
OR 2568-616
EXHIBIT A-1
TRACT 30, PARCEL ONE
Part of: 02-50-12-01-000
159-97

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

DESCRIPTION
APPROVED
By: *10/15/18*

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

LINE	BEARING	DISTANCE
L1	N 12°04'51" E	221.57'
L2	N 09°33'15" E	194.57'
L3	N 07°00'21" E	169.89'
L4	N 03°36'45" E	405.45'
L5	N 02°55'21" E	333.78'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1800.00'	19.74'	N 02°36'30" E	19.74'

WILLIAM E. ADAMS
OR 2773-945

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

LEROY E. &
CLARA J. YODER
OR 2614-258

ATLEE MILLER
OR 2613-54

Date

Fee Paid

EDGEMOOR ROAD
CR-12

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- Stone Found
- 1.25" Sq. Bar Found

P.O.B. Place of Beginning

159-107 OPC Parcel ID

REFERENCES

As shown on Plat.

PARCEL NO.

Part of: 02-50-12-01-000 ± 54.786 ac.
Part of: 02-60-11-08-000 ± 3.744 ac.
Total ± 58.530 ac.

SITUATED IN

State of Ohio, County of Muskingum,
Township of Adams, being a part of the
Northeast Quarter of Section 12 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, PS
REG. SURVEYOR NO. 7113
NOT RECORDABLE

10/15/18
DATE



OHIO FRANKLIN REALTY, LLC
CONESVILLE COAL LANDS
2018 AUCTION: TRACT 6A



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