

40-01-07-02-001

40-01-08-02-001

**Ohio Franklin Realty, LLC  
Official Record 2594-344  
Exhibit A-2  
Tract 16  
Tract 17 Parcel One**

Situated in the State of Ohio, County of Muskingum, Township of Meigs, and being a part of the North Half of Section 7 and the Northwest Quarter of Section 8, Township 12, Range 11, Congress Lands East of the Scioto River, and being a part of lands now owned by Ohio Franklin Realty, LLC as described in Muskingum County Official Record 2594, Page 344, Exhibit A-2, Tract 16, and Tract 17 Parcel One, and being more particularly described as follows:

Beginning at an iron pin found on the northeast corner of said Section 7;

thence along the east line of said Section 7, South 01 degrees 42 minutes 18 seconds West 91.03 feet to a point on the centerline of Sugar Grove Road (CR-97);

thence along the centerline of said Sugar Grove Road and through Section 8 the following ten courses:

- 1) South 75 degrees 51 minutes 35 seconds East 28.24 feet;
- 2) with a curve to the right having a radius of 240.00 feet, an arc length of 167.20 feet, and a chord bearing South 55 degrees 54 minutes 07 seconds East, and a chord length of 163.84 feet;
- 3) with a compound curve to the right having a radius of 52.19 feet, an arc length of 63.42 feet, and a chord bearing South 01 degrees 08 minutes 10 seconds East, and a chord length of 59.59 feet;
- 4) South 33 degrees 40 minutes 19 seconds West 39.35 feet;
- 5) South 65 degrees 17 minutes 14 seconds West 32.38 feet;
- 6) with a curve to the left having a radius of 236.45 feet, an arc length of 224.19 feet, and a chord bearing South 32 degrees 31 minutes 57 seconds West, and a chord length of 215.89 feet;
- 7) South 05 degrees 22 minutes 12 seconds West 109.09 feet;
- 8) with a curve to the left having a radius of 145.00 feet, an arc length of 190.96 feet, and a chord bearing South 32 degrees 21 minutes 28 seconds East, and a chord length of 177.45 feet;
- 9) South 70 degrees 05 minutes 08 seconds East 141.95 feet;
- 10) South 67 degrees 24 minutes 54 seconds East 112.25 feet to a point on the centerline of Ridgeview Road (CR-452);

thence along the centerline of said Ridgeview Road the following seventeen courses:

- 1) South 58 degrees 48 minutes 35 seconds West 30.59 feet;
- 2) South 52 degrees 22 minutes 00 seconds West 95.10 feet;
- 3) South 46 degrees 29 minutes 39 seconds West 96.11 feet;
- 4) South 44 degrees 54 minutes 54 seconds West 95.09 feet;
- 5) South 44 degrees 50 minutes 43 seconds West 113.57 feet;
- 6) with a curve to the right having a radius of 680.00 feet, an arc length of 311.06 feet, and a chord bearing South 57 degrees 57 minutes 00 seconds West, and a chord length of 308.35 feet, passing the line common to Sections 7 and 8 at 43.76 feet;
- 7) South 71 degrees 46 minutes 16 seconds West 332.67 feet;
- 8) South 74 degrees 16 minutes 00 seconds West 148.50 feet;



40-01-07-02-001 A  
40-01-08-02-001 A

- 9) South 79 degrees 56 minutes 11 seconds West 96.23 feet;
- 10) South 83 degrees 42 minutes 47 seconds West 96.44 feet;
- 11) South 87 degrees 03 minutes 35 seconds West 76.68 feet;
- 12) with a curve to the right having a radius of 450.00 feet, an arc length of 395.70 feet, and a chord bearing North 67 degrees 44 minutes 57 seconds West, and a chord length of 383.07 feet;
- 13) North 41 degrees 15 minutes 18 seconds West 202.02 feet;
- 14) North 39 degrees 32 minutes 26 seconds West 295.46 feet;
- 15) with a curve to the left having a radius of 680.00 feet, an arc length of 287.53 feet, and a chord bearing North 51 degrees 39 minutes 14 seconds West, and a chord length of 285.39 feet;
- 16) North 63 degrees 46 minutes 02 seconds West 16.87 feet;
- 17) South 26 degrees 13 minutes 58 seconds West 21.03 feet to an iron pin found;

thence along the north line lands now owned by Galen D. and Judith A. Wilson (DR 1049-519) the following three courses:

- 1) North 70 degrees 59 minutes 10 seconds West 340.67 feet;
- 2) South 87 degrees 02 minutes 48 seconds West 307.80 feet;
- 3) South 47 degrees 17 minutes 46 seconds West 639.39 feet to a point on the east line of lands now owned by Stacy W. and Tara M. Wilson (OR 1863-739);

thence along the east line of said Stacy W. and Tara M. Wilson and the east line of lands now owned by Galen D. and Judith A. Wilson (DR 1049-519), North 02 degrees 14 minutes 44 seconds East 1250.78 feet to an iron pin found on the northeast corner of said Galen D. and Judith A. Wilson and the north line Section 7, passing an iron pin found at 25.00 feet;

thence along the south line of lands now owned by Frank B. Wion (OR 1960-847) and the north line of Section 7, South 87 degrees 09 minutes 44 seconds East 1484.31 feet to an iron pin found on the southwest corner of Lot 9 of Bruner-Howell Subdivision as designated and delineated on Muskingum County Plat Book 18, Page 26;

thence along the south line of said Subdivision and the north line of Section 7 the following two courses:

- 1) South 87 degrees 09 minutes 42 seconds East 1168.20 feet to an iron pin found;
- 2) thence South 87 degrees 09 minutes 42 seconds East 315.39 feet to the place of beginning, containing 80.955 acres, more or less, subject to all easements and right of ways, written or implied.

**EXCEPTING** from the above described tract lands now owned by Robert E. Howell, Sr. as recorded in Muskingum County Official Record 1621, Page 452, and more particularly described as follows:

Beginning for reference at an iron pin found on the northeast corner of said Section 7;

thence along the east line of said Section 7, South 01 degrees 42 minutes 18 seconds West 91.03 feet to the centerline of Sugar Grove Road (CR-97);

thence continuing along the east line of said Section 7, South 01 degrees 42 minutes 18 seconds West 238.95 feet to an iron pin found at the principal place of beginning;

thence South 01 degrees 43 minutes 14 seconds West 147.59 feet to an iron pin found;

thence North 88 degrees 16 minutes 46 seconds West 147.59 feet to an iron pin found;

thence North 01 degrees 43 minutes 14 seconds East 147.59 feet to an iron pin found;

thence South 88 degrees 16 minutes 46 seconds East 147.59 feet to the principal place of beginning, containing 0.500 acres, more or less, subject to all easements and right of ways, written or implied.

40-01-07-02-001 B

40-01-08-02-001 B

Accounting for the excepted Howell parcel, the above described Ohio Franklin Realty, LLC tract contains 80.455 acres, more or less, subject to all easements and right of ways, written or implied, of which 77.894 acres are in Section 7 and 2.561 acres are in Section 8.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South as per GPS observations made on February 2, 2017.

This description is written based on a field survey completed May 29, 2018 by Timothy H. Linn, PS, Reg. No. 7113.

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



5/30/18  
Date

**Parcel Number:**

Part of: 40-01-07-02-000 +/- 77.894 acres

Part of: 40-01-08-02-000 +/- 2.561 acres

Total +/- 80.455 acres

DESCRIPTION

APPROVED

By: [Signature] 5/31/18

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

[Signature]  
6-1-18  
Date Fee Paid



By: 11/5/21/2018

Frank B. Wion  
OR 1960-847

MM-163

IRON PIN FOUND ON THE NORTHEAST CORNER  
OF SECTION 7, T-12, R-11, CONGRESS LANDS  
EAST OF THE SCIOTO RIVER, MEIGS TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.

|                  |                  |
|------------------|------------------|
| C1               | C2               |
| R=240.00'        | R=52.19'         |
| A=167.20°        | A=63.42°         |
| Ch=S 55°54'07" E | Ch=S 01°08'10" E |
| Lc=163.84'       | Lc=59.59'        |

$S\ 05^{\circ}22'12''\ W$   
 $109.09'$

$R=145.00'$   
 $A=190.96'$   
 $Ch=S\ 32^{\circ}21'28''\ E$   
 $L=177.45'$

crossing the line  
common to Sections  
7 and 8 at 43.76'

TIMOTHY  
H. LINN

Exhibit A-2  
Tract 2  
MM-154

STATE OF OHIO  
TIMOTHY  
H. LINN  
7113  
REGISTERED  
SURVEYOR

COPY

**OFFICE COPY  
NOT RECORDABLE**

*Timothy H. Lind, PS* *Date*  
Reg. Surveyor No. 7113

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

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 16  
MM-168

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 17  
Parcel Two  
MM-169

**BASIS OF BEARINGS**  
Bearings are based on NAD 83,  
Ohio State Plane Coordinate  
System, South Zone, Grid South,  
as per GPS observations made  
on February 2, 2017.

Part of: 40-01-07-02-000 ( $\pm 77.894$  ac.)  
Part of: 40-01-08-02-000 ( $\pm 2.561$  ac.)

● Iron Pin Found, 5/8" rebar  
MM-169 AEP Parcel Numbers

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 58°48'35" W | 30.59'   |
| L2   | S 52°22'00" W | 95.10'   |
| L3   | S 46°29'39" W | 96.11'   |
| L4   | S 44°54'54" W | 95.09'   |
| L5   | S 44°50'43" W | 113.57'  |
| L6   | S 71°46'16" W | 332.60'  |
| L7   | S 74°16'00" W | 148.50'  |
| L8   | S 79°56'11" W | 96.23'   |
| L9   | S 83°42'47" W | 96.44'   |
| L10  | S 87°03'35" W | 76.68'   |
| L11  | S 26°13'58" W | 21.03'   |

| EXCEPTION |               |          |
|-----------|---------------|----------|
| LINE      | BEARING       | DISTANCE |
| L12       | S 01°42'18" W | 238.95'  |
| L13       | S 01°43'14" W | 147.59'  |
| L14       | N 88°16'46" W | 147.59'  |
| L15       | N 01°43'14" E | 147.59'  |
| L16       | S 88°16'46" E | 147.59'  |

G:\CIVIL\VAEP\2017-Meigs & Rich Hill Townships\VAEP-2017-Meigs-Rich Hill Townships.dwg, 5/31/2018 6:44:37 AM, HP LaserJet 400 M401 PCL 6

40-01-07-02-01 C  
40-01-08-02-00 C



# Plat of Survey

Township of Meigs, County of Muskingum, State of Ohio, part North Half of Section 7 & Northwest Quarter of Section 8, Township 12N, Range 11W, of the Congress Lands East of the Scioto River.

## ACREAGE BREAKDOWN:

Tract 10 contains 3.833 Acres in Section 7 & 1.466 Acres in Section 8.  
Tract 11 contains 5.121 Acres in Section 7 & 0.259 Acres in Section 8.  
Tract 12 contains 6.740 Acres in Section 7 & 0.820 Acres in Section 8.

NOTE: TRACTS 1-13 INCLUDE THE ENTIRE 80.455 ACRE  
PARCEL DESCRIBED IN O.R. 2813, PAGE 530.

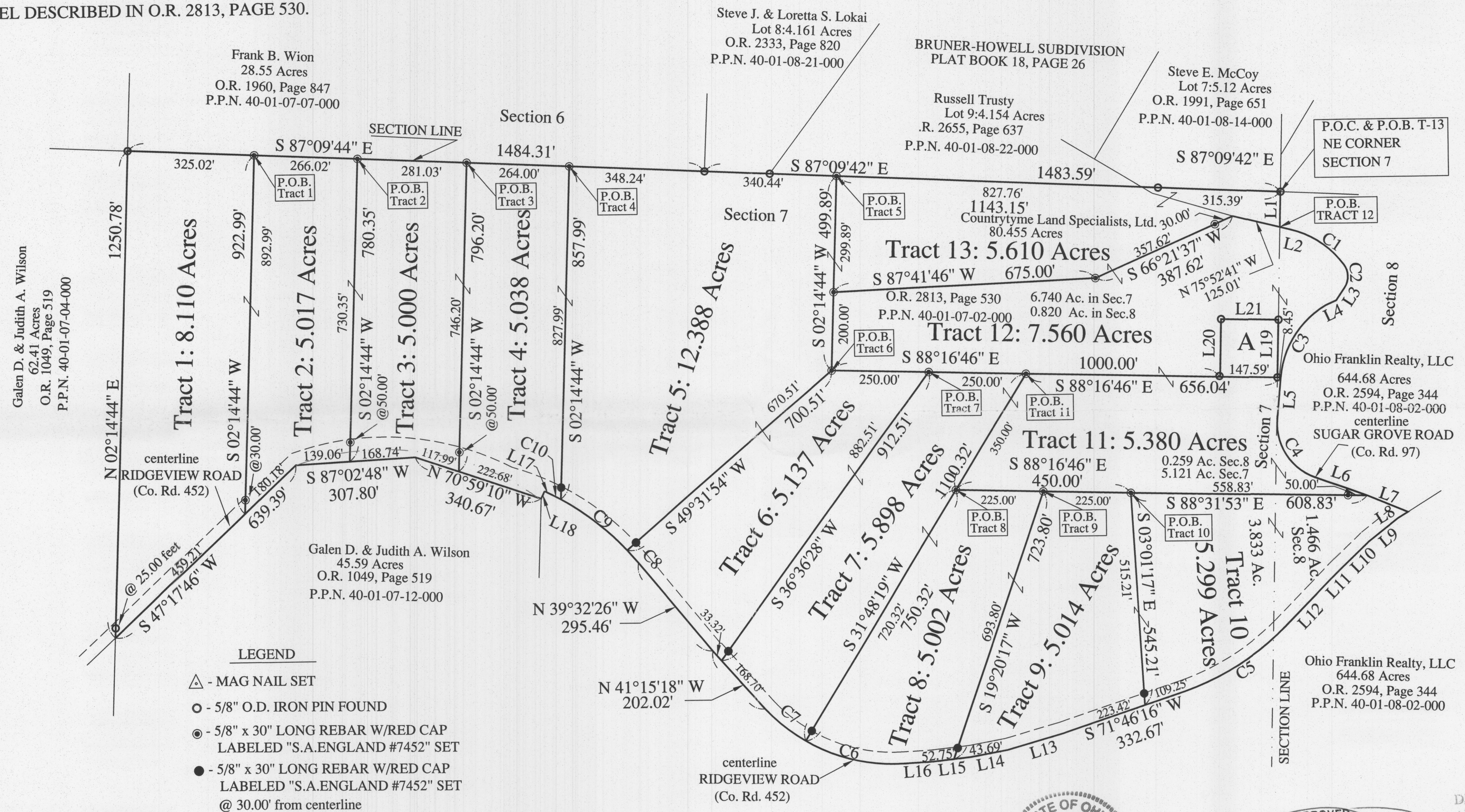
A - Robert E. Howell, Sr.  
0.500 Acres  
O.R. 1621, Page 452

## PROPERT LOCATION

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being part of the North Half of Section 7 & part of the Northwest Quarter of Section 8, Township 12N, Range 11W, of the Congress Lands East of the Scioto River.

Being a Survey of an 80.455 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Volume 2813, Page 535, in the Muskingum County Deed Records, and being part of Auditor's P.P.N. 40-01-07-02-000 & P.P.N. 40-01-08-02-000.

The bearings of this plat are based on the East line of Section 7, as being S 01°43'14" W, and is an assumed Meridian used to denote angles only.

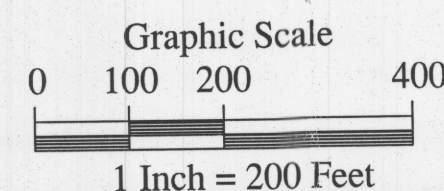


## LEGEND

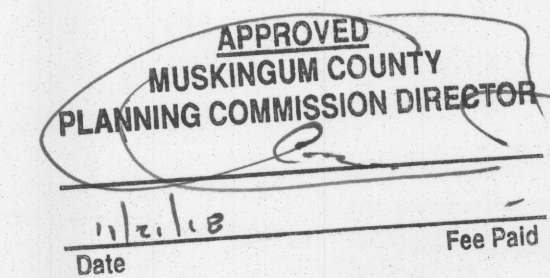
- △ - MAG NAIL SET
- - 5/8" O.D. IRON PIN FOUND
- - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET
- - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET @ 30.00' from centerline

## LINE TABLE

| CURVE TABLE |            |         |             |                       | No. | Bearing       | Distance | No. | Bearing       | Distance |
|-------------|------------|---------|-------------|-----------------------|-----|---------------|----------|-----|---------------|----------|
| No.         | Arc length | Radius  | Delta Angle | Chord/Distance        | L1  | S 01°42'18" W | 91.03'   | L12 | S 44°50'43" W | 113.57'  |
| C1          | 167.20'    | 240.00' | 39°54'59"   | S 55°54'07" E 163.84' | L2  | S 75°51'35" E | 28.24'   | L13 | S 74°16'00" W | 148.50'  |
| C2          | 63.42'     | 52.19'  | 69°37'31"   | S 01°08'10" E 59.59'  | L3  | S 33°40'19" W | 39.35'   | L14 | S 79°56'11" W | 96.23'   |
| C3          | 224.19'    | 236.45' | 54°19'34"   | S 32°31'57" W 215.89' | L4  | S 65°17'14" W | 32.38'   | L15 | S 83°42'47" W | 96.44'   |
| C4          | 190.95'    | 145.00' | 75°27'13"   | S 32°21'28" E 177.45' | L5  | S 05°22'12" W | 109.09'  | L16 | S 87°03'35" W | 76.68'   |
| C5          | 311.05'    | 680.00' | 26°12'32"   | S 57°57'00" W 308.35' | L6  | S 70°05'08" E | 141.95'  | L17 | N 63°46'02" W | 16.87'   |
| C6          | 262.84'    | 450.00' | 32°27'57"   | N 76°12'25" W 259.12' | L7  | S 67°24'54" E | 112.25'  | L18 | S 26°13'58" W | 21.03'   |
| C7          | 132.86'    | 450.00' | 16°54'57"   | N 51°00'59" W 132.37' | L8  | S 58°48'35" W | 30.59'   | L19 | S 01°43'19" W | 147.59'  |
| C8          | 43.26'     | 680.00' | 03°38'41"   | N 41°21'47" W 43.25'  | L9  | S 52°22'00" W | 95.10'   | L20 | N 01°43'14" E | 147.59'  |
| C9          | 214.63'    | 680.00' | 18°05'02"   | N 52°13'33" W 213.74' | L10 | S 46°29'39" W | 96.11'   | L21 | S 88°16'46" E | 147.59'  |
| C10         | 29.64'     | 680.00' | 02°29'50"   | N 62°31'07" W 29.64'  | L11 | S 44°54'54" W | 95.09'   |     |               |          |



Ohio Franklin Realty, LLC  
429.27 Acres  
O.R. 2594, Page 344  
P.P.N. 40-01-07-02-000



DESCRIPTION  
APPROVED  
By: [Signature]

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 11/21/18  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
Phone: 740-323-0644  
WWW.SURVEYOHIO.COM



40-01-07-02-001 D  
40-01-08-02-001 D

Frank B. Wion  
OR 1960-847

Frank B. Wion  
OR 1960-847

Steve J. &  
Loretta S. Lokai  
OR 2333-820

Trusty Russell  
OR 2655-647

Robert L.  
Williams  
OR 2390-417

Steve E. McCoy  
OR 1991-651

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 14  
Parcel One  
MM-163

PLACE OF BEGINNING  
IRON PIN FOUND ON THE NORTHEAST CORNER  
OF SECTION 7, T-12, R-11, CONGRESS LANDS  
EAST OF THE SCIOTO RIVER, MEIGS TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
Date  
Fee Paid

Galen D. &  
Judith A. Wilson  
DR 1049-519

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 17  
Parcel One  
MM-170

OHIO FRANKLIN REALTY, LLC  
OR 2594-344  
EXHIBIT A-2  
TRACT 16  
TRACT 17 PARCEL ONE  
±80.455 AC.

EXCEPTION  
Robert E. Howell, Sr.  
OR 1621-452  
±0.500 ac.

C1  
R=240.00'  
A=167.20'  
Ch=S 55°54'07" E  
Lc=163.84'

C2  
R=52.19'  
A=63.42'  
Ch=S 01°08'10" E  
Lc=59.59'

S 33°40'19" W  
39.35'  
S 65°17'14" W  
32.38'

R=236.45'  
A=224.19'  
Ch=S 32°31'57" W  
Lc=215.89'

S 05°22'12" W  
109.09'

R=145.00'  
A=190.96'  
Ch=S 32°21'28" E  
Lc=177.45'

S 70°05'08" E  
141.95'

SUGARGROVE RD.  
CR-97

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 16  
MM-168

R=680.00'  
A=311.06'  
Ch=S 57°57'00" W  
Lc=308.35'

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 23  
MM-154

Passing the line  
common to Sections  
7 and 8 at 43.76'

R=450.00'  
A=395.70'  
Ch=N 67°44'57" W  
Lc=383.07'

Ohio Franklin Realty, LLC  
OR 2594-344  
Exhibit A-2  
Tract 17  
Parcel Two  
MM-169

DESCRIPTION  
APPROVED  
By: *RL 5/31/2018*

OFFICE COPY  
NOT RECORDABLE  
STATE OF OHIO  
TIMOTHY H. LINN  
7113  
REGISTERED PROFESSIONAL SURVEYOR  
Date 5/30/18  
Reg Surveyor No. 7113

SITUATED IN  
the North Half of Section 7 and the  
Northwest Quarter of Section 8,  
T-12, R-11, Congress Lands East of  
the Scioto River, Meigs Township,  
Muskingum County, Ohio.

BASIS OF BEARINGS  
Bearings are based on NAD 83,  
Ohio State Plane Coordinate  
System, South Zone, Grid South,  
as per GPS observations made  
on February 2, 2017.

#### PARCEL NUMBER

Part of: 40-01-07-02-000 (±77.894 ac.)  
Part of: 40-01-08-02-000 (± 2.561 ac.)

#### LEGEND

- Iron Pin Found, 5/8" rebar
- MM-169 AEP Parcel Numbers

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 58°48'35" W | 30.59'   |
| L2   | S 52°22'00" W | 95.10'   |
| L3   | S 46°29'39" W | 96.11'   |
| L4   | S 44°54'54" W | 95.09'   |
| L5   | S 44°50'43" W | 113.57'  |
| L6   | S 71°46'16" W | 332.67'  |
| L7   | S 74°16'00" W | 148.50'  |
| L8   | S 79°56'11" W | 96.23'   |
| L9   | S 83°42'47" W | 96.44'   |
| L10  | S 87°03'35" W | 76.68'   |
| L11  | S 26°13'58" W | 21.03'   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L12  | S 01°42'18" W | 238.95'  |
| L13  | S 01°43'14" W | 147.59'  |
| L14  | N 88°16'46" W | 147.59'  |
| L15  | N 01°43'14" E | 147.59'  |
| L16  | S 88°16'46" E | 147.59'  |

|                 |                  |      |
|-----------------|------------------|------|
| 150'            | 0                | 300' |
| Revision        | Description      | Date |
| Drawn by: JAP   |                  |      |
| Checked by: THL |                  |      |
| Scale: 1"=300'  | Sheet No. 1 of 1 |      |

OHIO FRANKLIN REALTY, LLC  
CUMBERLAND COAL LANDS  
SECTIONS 7 and 8  
MEIGS TOWNSHIP

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