

**OHIO FRANKLIN REALTY, LLC  
AVONDALE COAL LANDS  
NORTH OF CROCK ROAD  
NEWTON TOWNSHIP  
MUSKINGUM COUNTY, OHIO**

**Being a part of Ohio Franklin Realty, LLC  
OR 2568-853**

**Tract Two**

Situated in the State of Ohio, County of Muskingum, Township of Newton, bounded and described as follows:

Being a part of Section 16, Township 15, Range 14, Congress Lands East of the Scioto River, and more particularly described as follows:

Beginning at a stone found on the Northeast corner of the Northeast Quarter of said Section 16,

thence along the line common to Sections 15 and 16, South 02 degrees 53 minutes 57 seconds West 1327.57 feet to an iron pin found on the southeast corner of lands now owned by Kenneth F. Hamler (OR 2349-112) and on the north line of the right of way of the former Connecting Railway operated by the Pennsylvania Railroad;

thence crossing said right of way South 03 degrees 13 minutes 14 seconds West 83.35 feet to an iron pin found on the northeast corner of lands now owned by Kenneth F. Hamler and Janice L. Hamler-Moody (OR 2353-800);

thence along the east line of said Hamler and Hamler-Moody South 02 degrees 54 minutes 13 seconds West 20.94 feet to an iron pin set on the south right of way line of said former Connecting Railway;

thence continuing along the east line of said Hamler and Hamler-Moody South 02 degrees 54 minutes 13 seconds West 423.36 feet to an iron pin found and the principal place of beginning;

thence through the lands of said Ohio Franklin Realty, LLC (OR 2568-853) and along the line common to Sections 15 and 16 South 02 degrees 53 minutes 38 seconds West 825.53 feet to an iron pin found on the northeast corner of lands now owned by Steve Gebhart (OR 2588-777);

thence along said Gebhart the following two courses:

- 1) North 86 degrees 36 minutes 29 seconds West 851.40 feet to Gebhart's northwest corner, from which a leaning fence post bears North 61 degrees 25 minutes 17 seconds West a distance of 0.78 feet;
- 2) South 00 degrees 35 minutes 00 seconds West 332.95 feet to an iron pin found;

thence along the west line of lands now owned by Virgil R. Vandembark (OR 1778-705) South 03 degrees 01 minutes 14 seconds West 430.49 feet to the center of Crock Road (Twp. Rd. 265), passing an iron pin set at 410.49 feet;

thence along the center of Crock Road the following fourteen courses:

- 1) North 83 degrees 22 minutes 39 seconds West 175.17 feet;
- 2) North 85 degrees 20 minutes 32 seconds West 148.04 feet;
- 3) North 86 degrees 35 minutes 47 seconds West 296.52 feet;
- 4) North 86 degrees 53 minutes 41 seconds West 120.03 feet;
- 5) North 87 degrees 50 minutes 51 seconds West 71.76 feet;
- 6) North 89 degrees 28 minutes 25 seconds West 199.17 feet;
- 7) with a curve to the left having a radius of 720.62 feet, an arc length of 102.50 feet, a chord bearing of South 86 degrees 58 minutes 59 seconds West, and a chord length of 102.42 feet;
- 8) South 82 degrees 01 minutes 40 seconds West 34.02 feet;
- 9) with a curve to the right having a radius of 359.60 feet, an arc length of 178.72 feet, a chord bearing of North 86 degrees 49 minutes 32 seconds West, and a chord length of 176.88 feet;
- 10) North 73 degrees 38 minutes 06 seconds West 56.53 feet;
- 11) with a curve to the left having a radius of 496.56 feet, an arc length of 136.13 feet, a chord bearing of North 79 degrees 40 minutes 31 seconds West, and a chord length of 135.71 feet;
- 12) North 87 degrees 08 minutes 59 seconds West 238.68 feet;
- 13) North 87 degrees 29 minutes 18 seconds West 134.62 feet;
- 14) North 89 degrees 51 minutes 11 seconds West 114.34 feet;

thence leaving Crock Road and along the east line of lands now owned by Sidwell Materials, Inc. (OR 2444-390) the following two courses:

- 1) North 02 degrees 37 minutes 50 seconds East 14.88 feet to an iron pin found;
- 2) North 02 degrees 37 minutes 50 seconds East 1220.93 feet to an iron pin found on the south right of way line of said former Connecting Railway;

thence along said south right of way line the following three courses;

- 1) North 87 degrees 19 minutes 22 seconds East 164.02 feet;

- 2) with a curve to the left having a radius of 1191.68 feet, an arc length of 473.17 feet, a chord bearing of North 75 degrees 56 minutes 52 seconds East, and a chord length of 470.07 feet;
- 3) North 64 degrees 34 minutes 22 seconds East 630.73 feet to an iron pin set;

thence along the lands of said Sidwell Materials the following two courses:

- 1) South 02 degrees 41 minutes 10 seconds West 129.07 feet to an iron pin found;
- 2) South 87 degrees 15 minutes 29 seconds East 1095.51 feet to an iron pin found;

thence along the south line of said Hamler and Hamler-Moody South 87 degrees 15 minutes 37 seconds East 579.76 feet to the principal place of beginning, passing iron pins found at 491.64 feet and 531.55 feet, containing 83.601 acres, more or less.

Subject to all easements and right of ways, written or implied.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made March 16, 2015.

This description is written based on field and record data and completed January 28, 2016 by Timothy H. Linn, PS.

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

2/3/16  
Date



Parcel Nos.

Tract Two comprises all of parcel number 47-46-02-04-000 that is north of Crock Road.  
Part of: 47-46-02-04-000 (83.601 acres Tract Two)

DESCRIPTION  
APPROVED  
By: [Signature] 2/11/2016