

**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 One, Parcel One

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

Being a part of Section 15, 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 along said right of way and along the lands now owned by Muskingum County as the Avondale Home for Children (DR 152-289) the following two courses:

- 1) South 01 degrees 47 minutes 07 seconds West 25.26 feet to a point;
- 2) South 87 degrees 08 minutes 00 seconds East 101.80 feet to the principal place of beginning, passing an iron pin set at 96.80 feet;

thence along the south line of said Muskingum County lands South 86 degrees 54 minutes 18 seconds East 906.24 feet to a stone found;

thence along the west line of lands now owned by Gary S. Dalzell (DR 1143-425) South 00 degrees 39 minutes 55 seconds East 87.97 feet to an iron pin found;

thence along the west line of lands now owned by Lawrence W. Reed (OR 2079-855) and Robert D. Hale (OR 1762-50) South 03 degrees 31 minutes 34 seconds West 172.45 feet to a 3/4 inch iron pipe found;

thence along the west line of lands now owned by Jill Beckert (OR 2241-599) South 03 degrees 40 minutes 44 seconds West 257.81 feet to an iron pin found;

thence along the west line of lands now owned by Thomas R. Hitchcock, Jr. (DR 1132-352) South 03 degrees 01 minutes 52 seconds West 162.86 feet to a steel post on the north line of said right of way of the former Connecting Railway;

thence along said north right of way line the following two courses:

- 1) North 44 degrees 02 minutes 07 seconds West 605.51 feet to an iron pin set;
- 2) with a curve to the left having a radius of 1211.28 feet, an arc length of 541.21 feet, a chord bearing of North 56 degrees 50 minutes 08 seconds West, and a chord length of 536.72 feet to the principal place of beginning, containing 6.045 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.

Tract One, Parcel Two

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

Being a part of Section 15, 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 and the principal place of beginning;

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

- 1) South 69 degrees 49 minutes 58 seconds East 62.58 feet to an iron pin set;
- 2) with a curve to the right having a radius of 1081.28 feet, an arc length of 410.46 feet, a chord bearing of South 58 degrees 57 minutes 15 seconds East, and a chord length of 408.00 feet to an iron pin set;
- 3) South 48 degrees 04 minutes 46 seconds East 757.12 feet to an iron pin set;

thence along the west line of said right of way line and the west line of lands now owned by Pamela Kennedy (OR 2364-415) South 01 degrees 48 minutes 58 seconds West 574.61 feet to the center of Crock Road (Twp. Rd. 265), passing a railroad tie fence post at 204.40 feet and an iron pin set at 554.61 feet;

thence along the north line of lands now owned by Robert B. Marlow, Jr. (OR 1753-81), James E. and Trudy Reed (DR 1132-345) and Sandra K. Riley (OR 2449-184) North 86 degrees 21 minutes 01 seconds West 1018.62 feet to a one inch iron pin found on the northeast corner of lands now owned by Steve Gebhart (OR 2588-777);

thence through the lands of said Ohio Franklin Realty, LLC (OR 2568-853) and along the line common to Sections 15 and 16 North 02 degrees 53 minutes 38 seconds East 825.53 feet to an iron pin found on the southeast corner of said Hamler and Hamler-Moody lands;

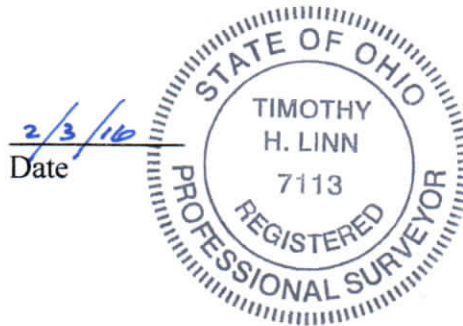
thence along the east line of said Hamler and Hamler-Moody North 02 degrees 54 minutes 13 seconds East 423.36 feet to the place of beginning, containing 22.209 acres, more or less.

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~~
~~NOT REPRODUCIBLE~~
Timothy H. Linn, PS
Reg. No. 7113



Parcel Nos.

Tract One, Parcels One and Two, when combined, are all of parcel number 47-50-15-64-000.

Part of: 47-50-15-64-000 (6.045 acres Parcel One)

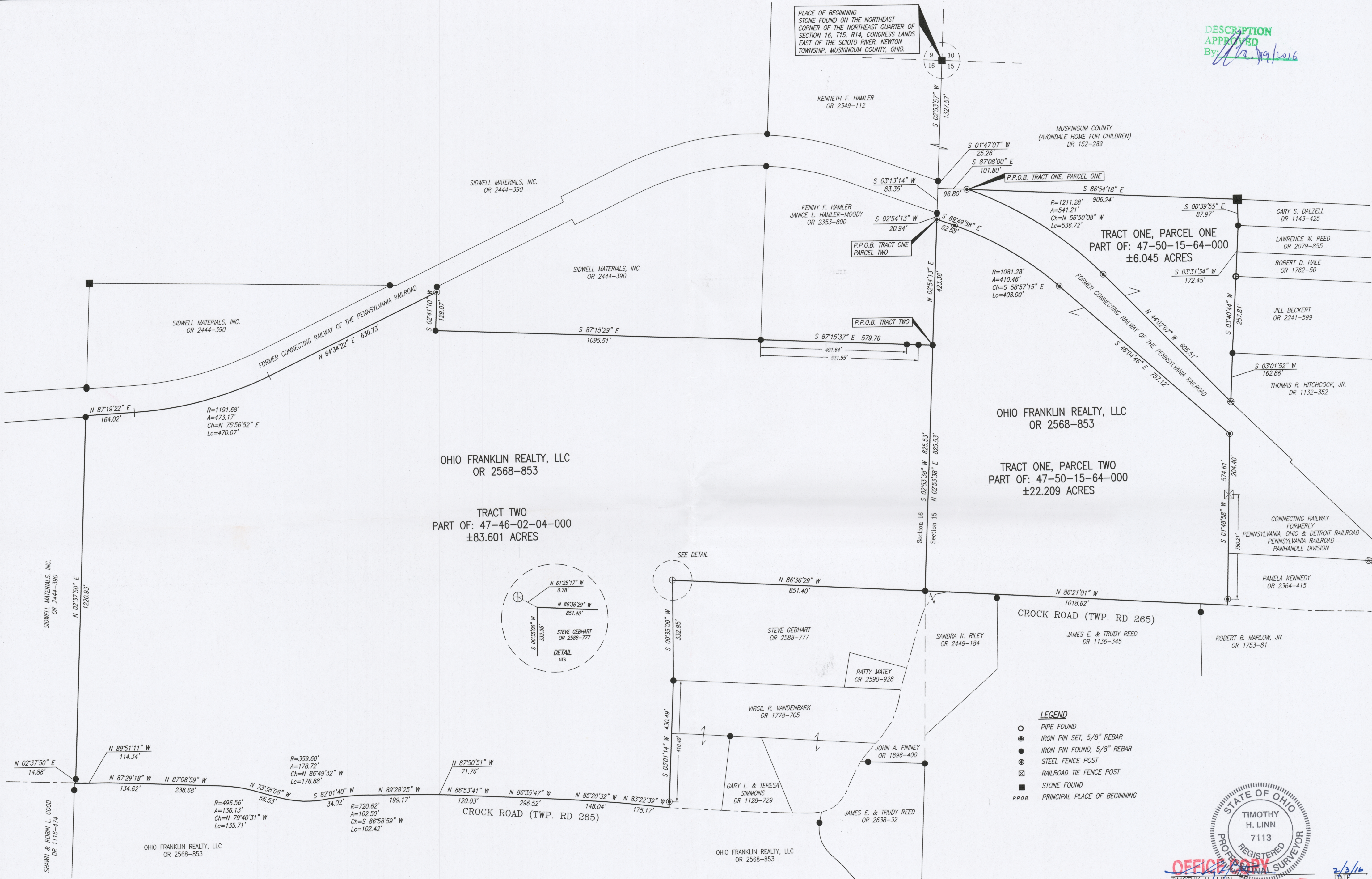
Part of: 47-50-15-64-000 (22.209 acres Parcel Two)

Restriction: Neither Parcel One or Parcel Two of Tract One shall be transferred independently of one another until such time that proper approvals are obtained from the Muskingum County Planning Commission.

DESCRIPTION
APPROVED
By: 2/11/2016

PLACE OF BEGINNING
STONE FOUND ON THE NORTHEAST
CORNER OF THE NORTHEAST QUARTER OF
SECTION 16, T15, R14, CONGRESS LANDS
EAST OF THE SCIOTO RIVER, NEWTON
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

DESCRIPTION
APPROVED
By: *[Signature]* 2/3/16



- LEGEND**
- PIPE FOUND
 - IRON PIN SET, 5/8" REBAR
 - IRON PIN FOUND, 5/8" REBAR
 - ⊗ STEEL FENCE POST
 - ⊠ RAILROAD TIE FENCE POST
 - STONE FOUND
 - P.P.O.B. PRINCIPAL PLACE OF BEGINNING



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NOT FOR RECORD
TIMOTHY H. LINN
REG. SURVEYOR NO. 7113

2/3/16
DATE

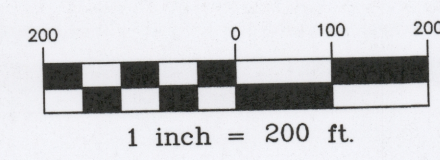
SITUATED IN
SECTIONS 15 AND 16, TOWNSHIP 15, RANGE 14,
CONGRESS LANDS EAST OF THE SCIOTO RIVER,
NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, NAD83, SOUTH ZONE, GRID
SOUTH, AS PER GPS OBSERVATIONS.

PARCEL NO.
TRACT ONE, PARCEL ONE: PART OF: 47-50-15-64-000 (±6.045 ac.)
TRACT ONE, PARCEL TWO: PART OF: 47-50-15-64-000 (±22.209 ac.)
TRACT TWO: PART OF: 47-46-02-04-000 (±83.601 ac.)

REFERENCES
AS SHOWN ON PLAT.

Restriction: Neither Parcel One or Parcel
Two of Tract One shall be transferred
independently of one another until such time
that proper approvals are obtained from the
Muskingum County Planning Commission.



OHIO FRANKLIN REALTY, LLC
AVONDALE AREA
LAND NORTH OF CROCK ROAD

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