

**OHIO FRANKLIN REALTY, LLC  
AVONDALE COAL LANDS  
NEWTON TOWNSHIP  
MUSKINGUM COUNTY, OHIO**

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

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

Being a part of Sections 15, 16, 20 and 21, Township 15, Range 14, Congress Lands East of the Scioto River, and more particularly described as follows:

Beginning at an iron pin found on the northwest corner of said Section 21;

thence along the north line of Section 21 and the south line of lands now owned by Russell William and Cindy Sue Hina (OR 1967-825) South 86 degrees 49 minutes 18 seconds East 1778.37 feet to 3/4" pipe found;

thence along the east line of said Hina's land North 02 degrees 39 minutes 39 seconds East 974.98 feet to an iron pin found;

thence along the south line of lands now owned by Russell William and Cindy Sue Hina (OR 1714-693) and Shawn and Robin L. Good (DR 1116-474) South 86 degrees 57 minutes 14 seconds East 797.64 feet to a stone found;

thence along the east line of said Good's land North 02 degrees 34 minutes 52 seconds East 981.87 feet to the center of Crock Road (Twp. Rd. 265), passing an iron pin found at 956.87 feet;

thence along the center of said Crock Road the following eighteen courses:

- 1) South 89 degrees 51 minutes 11 seconds East 118.30 feet;
- 2) South 87 degrees 29 minutes 18 seconds East 134.62 feet;
- 3) South 87 degrees 08 minutes 59 seconds East 238.68 feet;
- 4) thence with a curve to the right with an arc length of 136.09 feet, with a radius of 521.62 feet, with a chord bearing of South 79 degrees 40 minutes 31 seconds East, with a chord length of 135.71 feet;
- 5) South 73 degrees 38 minutes 06 seconds East 56.53 feet;

- 6) thence with a curve to the left with an arc length of 178.46 feet, with a radius of 387.58 feet, with a chord bearing of South 86 degrees 49 minutes 32 seconds East, with a chord length of 176.88 feet;
- 7) North 82 degrees 01 minutes 40 seconds East 34.02 feet;
- 8) thence with a curve to the right with an arc length of 102.54 feet, with a radius of 592.81 feet, with a chord bearing of North 86 degrees 58 minutes 59 seconds East, with a chord length of 102.41 feet;
- 9) South 89 degrees 28 minutes 25 seconds East 199.17 feet;
- 10) South 87 degrees 50 minutes 51 seconds East 71.76 feet;
- 11) South 86 degrees 53 minutes 41 seconds East 120.03 feet;
- 12) South 86 degrees 35 minutes 47 seconds East 296.52 feet;
- 13) South 85 degrees 20 minutes 32 seconds East 148.04 feet;
- 14) South 83 degrees 22 minutes 39 seconds East 183.13 feet;
- 15) South 86 degrees 03 minutes 46 seconds East 287.27 feet;
- 16) South 87 degrees 44 minutes 21 seconds East 174.60 feet;
- 17) North 86 degrees 27 minutes 04 seconds East 33.73 feet;
- 18) thence with a curve to the left with an arc length of 10.63 feet, with a radius of 104.78 feet, with a chord bearing of North 84 degrees 06 minutes 17 seconds East, with a chord length of 10.63 feet;

thence leaving said Crock Road and along the south line of lands now owned by James E. and Trudy Reed (OR 2638-32) the following eight courses:

- 1) South 12 degrees 33 minutes 23 seconds West 36.19 feet to an iron pin set;
- 2) with a curve to the left with an arc length of 117.08 feet, with a radius of 118.18 feet, with a chord bearing of South 18 degrees 13 minutes 33 seconds East, with a chord length of 112.35 feet;
- 3) South 46 degrees 51 minutes 51 seconds East 55.92 feet;
- 4) South 40 degrees 21 minutes 01 seconds East 67.74 feet;
- 5) with a curve to the left with an arc length of 99.96 feet, with a radius of 135.98 feet, with a chord bearing of South 59 degrees 47 minutes 50 seconds East, with a chord length of 97.73 feet;
- 6) South 82 degrees 07 minutes 14 seconds East 37.29 feet;
- 7) with a curve to the right with an arc length of 102.01 feet, with a radius of 78.62 feet, with a chord bearing of South 48 degrees 31 minutes 37 seconds East, with a chord length of 95.00 feet to an iron pin set;
- 8) South 87 degrees 19 minutes 01 seconds East 22.56 feet to an iron pin found on the east line of Section 16 and on the north corner of lands now owned by David M. Wheeler, Trustee (OR 2515-512);



thence along the west line of lands now owned by David M. Wheeler, Trustee (OR 2515-512) and the east line of Section 16 the following two courses:

- 1) South 02 degrees 38 minutes 39 seconds West 708.85 feet to an iron pin found;
- 2) South 02 degrees 11 minutes 21 seconds West 351.90 feet to a copper weld rod in concrete found;

thence continuing along said David M. Wheeler, Trustee's land the following two courses:

- 1) South 54 degrees 28 minutes 04 seconds East 841.28 feet to an iron pin found;
- 2) South 03 degrees 12 minutes 29 seconds West 100.01 feet to an iron pin found on the south line of said Section 15;

thence along the south line of Section 15 North 86 degrees 45 minutes 37 seconds West 700.96 feet to an iron pin found on the corner common to Sections 15, 16, 21 and 22;

thence along the east line of said Section 21 South 02 degrees 53 minutes 55 seconds West 249.02 feet to a copper weld rod in concrete found;

thence along lands now owned by Jeffery M. Koehler (OR 2104-378) the following two courses:

- 1) North 87 degrees 50 minutes 11 seconds West 297.25 feet to a copper weld rod in concrete found;
- 2) South 03 degrees 47 minutes 10 seconds West 816.66 feet to a copper weld rod in concrete found;

thence along lands now owned by Shelly Materials, Inc. (OR 2444-403) the following two courses:

- 1) North 86 degrees 52 minutes 07 seconds West 677.25 feet to a 3/4" iron bolt found;
- 2) South 02 degrees 30 minutes 17 seconds West 245.61 feet to a 3/4" iron pin found;

thence lands now owned by Richard L. and Dorothy Heckel (DR 776-317) the following two courses:

- 1) North 86 degrees 58 minutes 05 seconds West 98.85 feet to a 3/4" iron pin found disturbed;
- 2) South 02 degrees 23 minutes 18 seconds West 1350.57 feet to a drill steel found on the south line of the Northeast Quarter of Section 21;

thence along said south line and the north line of lands now owned by Richard L. and Dorothy Heckel (DR 589-236) North 86 degrees 38 minutes 38 seconds West 1639.58 feet to an iron pin set on the southwest corner of said Northeast Quarter;

thence along the west line of the Southeast Quarter of said Section 21 and the west line of lands now owned by Richard L. and Dorothy Heckel (DR 589-236) South 02 degrees 41 minutes 46 seconds West 23.83 feet to a point in Lewellyn Road (Twp. Rd. 266);

thence along Lewellyn Road the following twenty-three courses:

- 1) North 87 degrees 44 minutes 05 seconds West 143.36 feet;
- 2) North 86 degrees 56 minutes 14 seconds West 229.38 feet;
- 3) North 86 degrees 15 minutes 01 seconds West 179.24 feet;
- 4) North 86 degrees 02 minutes 59 seconds West 117.75 feet;
- 5) North 87 degrees 25 minutes 13 seconds West 212.04 feet;
- 6) North 84 degrees 27 minutes 04 seconds West 75.90 feet;
- 7) North 87 degrees 58 minutes 04 seconds West 159.68 feet;
- 8) North 87 degrees 49 minutes 34 seconds West 257.71 feet;
- 9) North 85 degrees 16 minutes 35 seconds West 117.54 feet;
- 10) North 87 degrees 40 minutes 23 seconds West 204.07 feet, from which an iron pin set bears North 68 degrees 35 minutes 47 seconds East 37.96 feet;
- 11) South 86 degrees 12 minutes 30 seconds West 78.80 feet;
- 12) South 62 degrees 36 minutes 06 seconds West 75.95 feet;
- 13) South 59 degrees 56 minutes 46 seconds West 71.36 feet;
- 14) South 63 degrees 19 minutes 56 seconds West 147.78 feet;
- 15) South 58 degrees 50 minutes 12 seconds West 61.12 feet;
- 16) South 48 degrees 59 minutes 24 seconds West 67.56 feet;
- 17) South 41 degrees 53 minutes 15 seconds West 108.29 feet;
- 18) South 37 degrees 35 minutes 42 seconds West 76.30 feet;
- 19) South 33 degrees 00 minutes 25 seconds West 73.61 feet;
- 20) South 27 degrees 04 minutes 15 seconds West 73.79 feet;
- 21) South 19 degrees 30 minutes 31 seconds West 99.18 feet;
- 22) South 28 degrees 35 minutes 20 seconds West 45.11 feet;
- 23) South 58 degrees 56 minutes 36 seconds West 45.84 feet to the approximate location of where Lewellyn Road meets Huggins Road (Twp. Rd. 89);

thence along Huggins Road the following twenty-one courses:

- 1) North 86 degrees 23 minutes 42 seconds West 52.73 feet;
- 2) North 74 degrees 07 minutes 35 seconds West 79.91 feet;
- 3) North 64 degrees 53 minutes 56 seconds West 75.41 feet;
- 4) North 51 degrees 09 minutes 32 seconds West 139.88 feet to a point of the west line of said Section 21, from which an iron pin set North 02 degrees 28 minutes 03 seconds East 30.00 feet;
- 5) North 57 degrees 42 minutes 11 seconds West 43.54 feet;
- 6) North 63 degrees 24 minutes 53 seconds West 73.01 feet;

- 7) North 69 degrees 40 minutes 05 seconds West 145.58 feet;
- 8) North 78 degrees 34 minutes 41 seconds West 200.47 feet;
- 9) North 79 degrees 42 minutes 29 seconds West 155.36 feet;
- 10) North 83 degrees 57 minutes 36 seconds West 152.96 feet;
- 11) North 88 degrees 31 minutes 50 seconds West 114.21 feet;
- 12) North 82 degrees 00 minutes 55 seconds West 68.64 feet;
- 13) North 56 degrees 40 minutes 42 seconds West 71.04 feet;
- 14) North 40 degrees 55 minutes 33 seconds West 117.49 feet, from which an iron pin set bears North 20 degrees 13 minutes 22 seconds West 60.48 feet;
- 15) North 35 degrees 55 minutes 59 seconds West 197.20 feet;
- 16) North 31 degrees 45 minutes 48 seconds West 145.02 feet;
- 17) North 34 degrees 17 minutes 08 seconds West 103.34 feet;
- 18) North 40 degrees 04 minutes 07 seconds West 105.00 feet;
- 19) North 34 degrees 28 minutes 55 seconds West 36.18 feet;
- 20) North 21 degrees 07 minutes 12 seconds West 33.54 feet;
- 21) North 10 degrees 51 minutes 52 seconds West 74.86 feet to the southeast corner of lands now owned by Jeffrey and Kathy L. Moore (OR 1841-173), from which an iron pin found bears North 87 degrees 27 minutes 24 seconds West 9.08 feet;

thence continuing along Huggins Road (Twp. Rd. 89) and the lands of said Moore the following six courses:

- 1) North 00 degrees 32 minutes 52 seconds East 312.13 feet;
- 2) North 05 degrees 14 minutes 57 seconds East 76.69 feet;
- 3) North 12 degrees 21 minutes 17 seconds East 343.32 feet;
- 4) North 09 degrees 01 minutes 31 seconds East 23.32 feet;
- 5) North 13 degrees 50 minutes 41 seconds West 31.54 feet;
- 6) North 26 degrees 00 minutes 33 seconds West 77.18 feet;

thence leaving said Huggins Road and continuing along the lands of said Moore the following six courses:

- 1) North 46 degrees 07 minutes 36 seconds East 26.87 feet to an iron pin found;
- 2) North 46 degrees 07 minutes 36 seconds East 401.31 feet;
- 3) North 41 degrees 50 minutes 01 seconds East 89.77 feet;
- 4) North 51 degrees 47 minutes 15 seconds East 316.13 feet;
- 5) North 57 degrees 43 minutes 28 seconds East 507.75 feet to an iron pin found;
- 6) South 86 degrees 44 minutes 54 seconds East 442.44 feet to a stone found on the line common to said Sections 20 and 21;

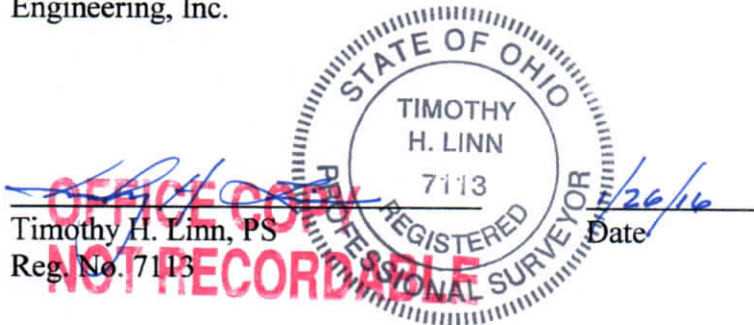
thence along said section line North 02 degrees 28 minutes 05 seconds East 666.52 feet to the place of beginning, containing, 514.458 acres, more or less, of which 5.237 acres are in Section

15; 143.951 acres are in Section 16; 68.742 acres are in Section 20; and 296.528 acres are in Section 21.

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 April 9, 2015 by Linn Engineering, Inc.



Parcel Nos.

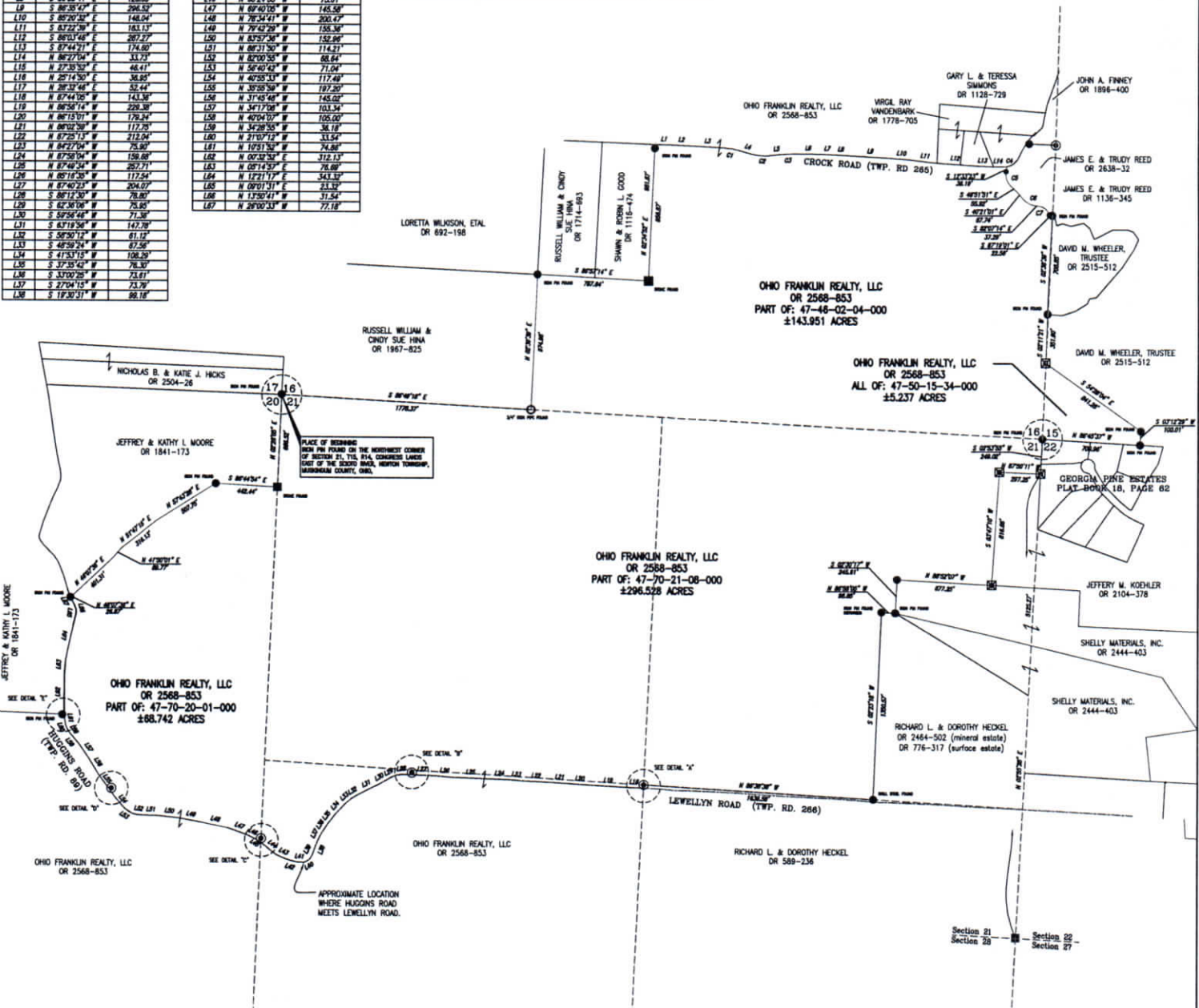
All of: 47-50-15-34-000 (5.237 acres Section 15)  
Part of: 47-46-02-04-000 (143.951 acres Section 16)  
Part of: 47-70-20-01-000 (68.742 acres Section 20)  
Part of: 47-70-21-08-000 (296.528 acres Section 21)

DESCRIPTION  
APPROVED  
By: *[Signature]* 4/9/2016

LINE	BEARING	DISTANCE
L1	S 89°51'11" E	118.30'
L2	S 87°29'18" E	134.62'
L3	S 87°09'59" E	238.69'
L4	S 72°38'06" E	56.53'
L5	N 82°01'40" E	34.00'
L6	S 89°28'25" E	108.17'
L7	S 87°50'51" E	71.78'
L8	S 89°34'41" E	120.03'
L9	S 86°35'32" E	206.52'
L10	S 89°20'53" E	148.04'
L11	S 87°22'39" E	163.13'
L12	S 89°03'46" E	287.27'
L13	S 87°44'21" E	174.80'
L14	N 86°22'04" E	33.28'
L15	N 27°35'52" E	46.41'
L16	N 29°14'50" E	36.85'
L17	N 28°32'46" E	52.41'
L18	N 27°44'35" W	143.38'
L19	N 86°58'14" W	229.38'
L20	N 86°15'01" W	178.24'
L21	N 86°02'59" W	117.25'
L22	N 87°25'15" W	212.04'
L23	N 84°21'04" W	75.80'
L24	N 87°59'04" W	159.89'
L25	N 87°40'54" W	287.71'
L26	N 85°18'35" W	117.54'
L27	N 87°40'32" W	204.07'
L28	S 86°12'50" W	78.80'
L29	S 62°38'06" W	75.80'
L30	S 59°56'48" W	71.30'
L31	S 63°18'58" W	147.79'
L32	S 59°50'17" W	61.12'
L33	S 48°59'54" W	87.58'
L34	S 41°53'15" W	108.29'
L35	S 37°35'40" W	76.30'
L36	S 33°02'28" W	73.71'
L37	S 27°04'15" W	73.79'
L38	S 19°30'51" W	88.18'

LINE	BEARING	DISTANCE
L39	S 29°25'30" W	45.11'
L40	S 29°56'56" W	45.84'
L41	N 86°53'42" W	52.73'
L42	N 74°07'35" W	79.91'
L43	N 64°53'58" W	75.61'
L44	N 51°00'52" W	138.88'
L45	N 57°42'11" W	43.54'
L46	N 63°24'53" W	73.01'
L47	N 69°40'05" W	145.58'
L48	N 76°34'11" W	202.47'
L49	N 79°42'59" W	158.38'
L50	N 83°57'58" W	152.89'
L51	N 86°31'50" W	114.21'
L52	N 82°00'58" W	58.64'
L53	N 56°40'42" W	71.04'
L54	N 40°55'53" W	117.49'
L55	N 35°55'59" W	187.20'
L56	N 31°45'48" W	145.08'
L57	N 24°12'08" W	103.34'
L58	N 40°04'07" W	105.00'
L59	N 34°38'55" W	36.18'
L60	N 21°07'19" W	33.54'
L61	N 10°51'52" W	74.88'
L62	N 00°32'52" E	312.13'
L63	N 08°14'52" E	76.89'
L64	N 12°21'17" E	343.33'
L65	N 09°01'31" E	23.32'
L66	N 13°50'41" E	51.54'
L67	N 28°00'53" E	77.18'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	521.42'	138.69'	S 79°40'51" E	135.71'
C2	387.58'	178.46'	S 86°48'32" E	178.88'
C3	582.81'	102.54'	N 86°58'59" E	102.41'
C4	104.78'	10.63'	N 84°06'17" E	10.63'
C5	116.18'	117.08'	S 18°13'33" E	112.35'
C6	135.84'	93.88'	S 58°47'50" E	87.73'
C7	76.82'	102.01'	S 48°31'57" E	85.00'



- LEGEND**
- PIPE FOUND
  - IRON PIN SET, 5/8" REBAR
  - IRON PIN FOUND, 5/8" REBAR
  - PK NAIL SET
  - COPPER WELD ROD IN CONCRETE FOUND
  - STONE FOUND
  - ▲ RAILROAD SPIKE SET
  - ▲ RAILROAD SPIKE FOUND
  - AXLE FOUND
  - P.O.B. PLACE OF BEGINNING

**PARCEL NO.**

ALL OF: 47-50-15-34-000 (±5.237 AC.)  
 PART OF: 47-46-02-04-000 (±143.951 AC.)  
 PART OF: 47-70-20-01-000 (±68.742 AC.)  
 TOTAL: ±514.458 AC.

**SITUATED IN**

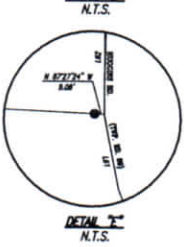
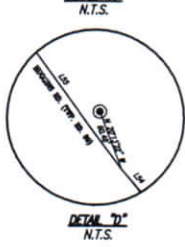
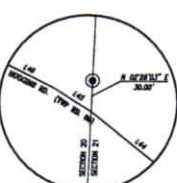
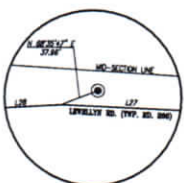
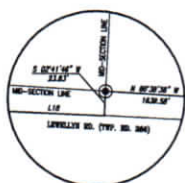
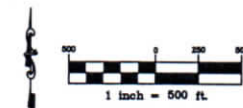
SECTIONS 15, 16, 20 AND 21, TOWNSHIP 15,  
 RANGE 14, CONGRESS LANDS EAST OF THE  
 SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM  
 COUNTY, OHIO.

**BASE OF BEARING**

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

**REFERENCES**

AS SHOWN ON PLAT.



DESIGNED	BY	DATE	SCALE	REVISED	BY	DATE
Drawn	TBL	5/31/18	Scale: 1"=500'			
Checked	TBL		Field Book			
Approved	TBL					

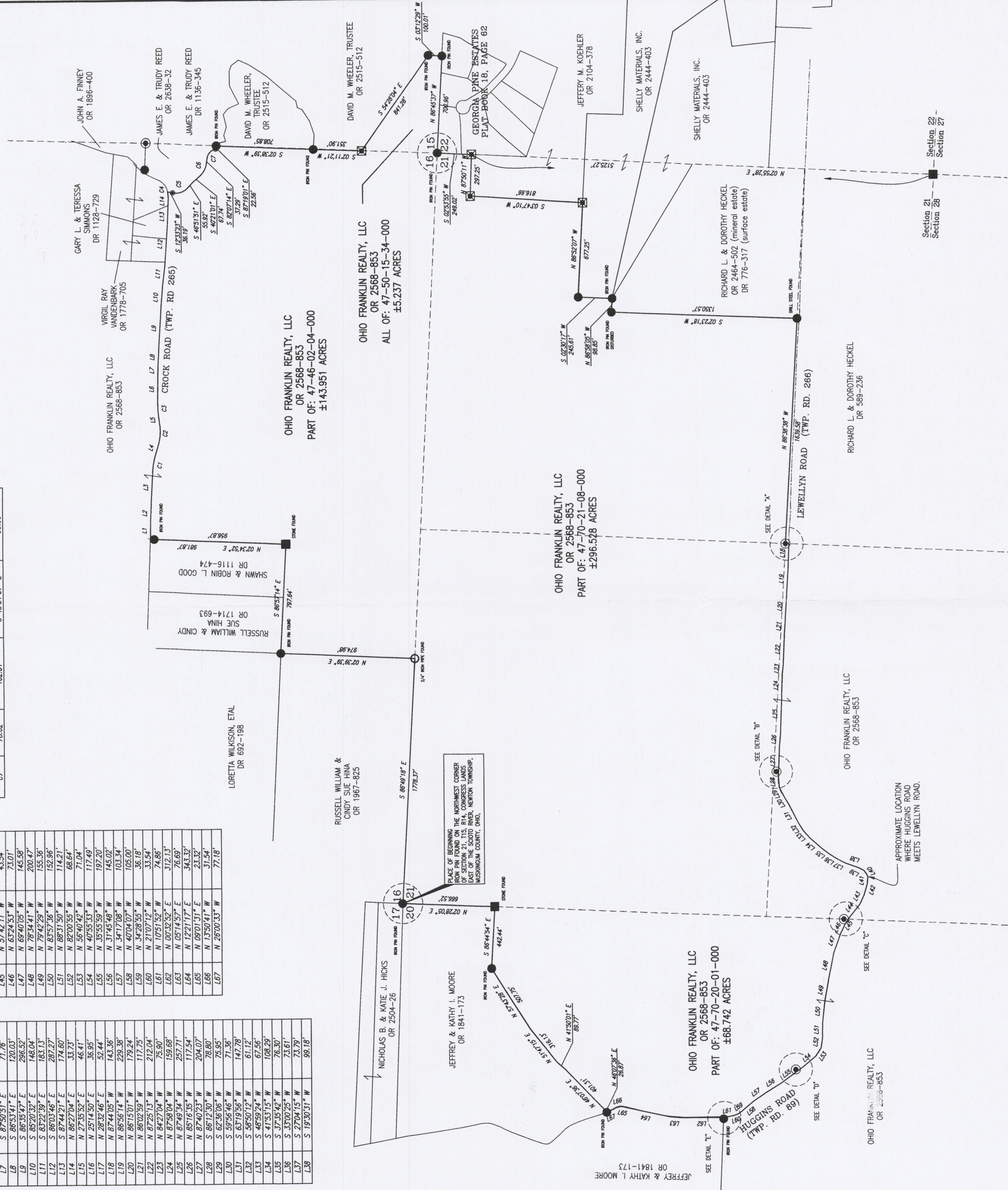
**OHIO FRANKLIN REALTY, LLC**  
**AVONDALE AREA ~ NEWTON TWP.**  
**MUSKINGUM COUNTY, OHIO**  
**BOUNDARY SURVEY**

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

DESCRIPTION  
 APPROVED  
 By: *[Signature]*



CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	521.62°	156.09'	S 73°40'31" E	135.71'
C2	501.62°	178.46'	N 86°49'32" E	176.88'
C3	397.81°	102.54'	N 86°58'59" E	102.41'
C4	118.18'	10.63'	N 84°06'17" E	10.63'
C5	118.08'	117.08'	S 18°13'33" E	112.35'
C6	99.96'	99.96'	S 47°47'50" E	97.73'
C7	78.92'	102.01'	S 48°31'37" E	95.00'



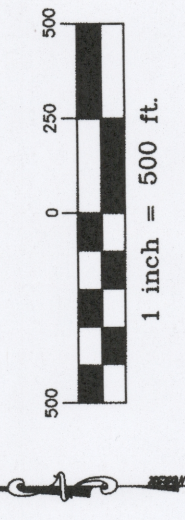
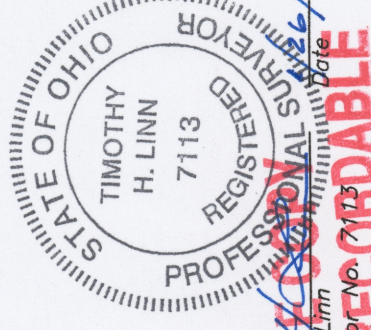
<b><u>PARCEL NO.</u></b>	ALL OF: 47-50-15-34-000	(±5,237 AC.)
	PART OF: 47-46-02-04-000	(±143,951 AC.)
	PART OF: 47-70-20-01-000	(±68,742 AC.)
	PART OF: 47-70-21-08-000	(±296,528 AC.)
	<b>TOTAL:</b>	<b>±514,458 AC.</b>

SITUATED IN  
SECTIONS 15, 16, 20 AND 21, 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.

REFERENCES  
AS SHOWN ON PLAT.

DESCRIPTION  
APPROVED  
By: *[Signature]*



Project No.		By	Date	Scale	Revisions	By	Date
AEP-1515		THL		Horiz. 1" = 500'	Split to Read	THL	1/20/16
Sheet No.	Of	Drawn	3/31/15	1" = N/A			
1	1	Checked	THL				
		Approved	THL	Field Book No.			

OHIO FRANKLIN REALTY, LLC  
AVONDALE AREA ~ NEWTON TWP.  
MUSKINGUM COUNTY, OHIO  
BOUNDARY SURVEY

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