

SHELLY MATERIALS, INC.
OR 2444-403

P.O.B. IRON PIN FOUND ON THE
SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF SECTION 30

SHELLY MATERIALS, INC.
OR 2957-339

IRON PIN FOUND ON THE
NORTHWEST CORNER OF
THE SOUTHEAST QUARTER
OF SECTION 30

JON T. & REBECCA S. SNYDER
DR 998-399

MARY ANN & MICHAEL JAMES
SCHOOLEY
DR 1143-410

DONALD E. HENRY
OR 2268-280

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 33, SECOND PARCEL
(OPC REF. 38)

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 32, SECOND PARCEL (all)
PARCEL 33, FIRST PARCEL (all)
PARCEL 33, SECOND PARCEL (all)
PARCEL 34 (all)
PARCEL 43 (part)
PART OF: 47-82-31-04-000
±88.975 AC.

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 34
(OPC REF. 39)

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 43
(OPC REF. 56)

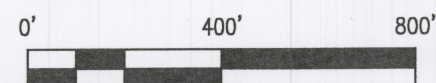
OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 43
(OPC REF. 56)

LEGEND

- STONE FOUND
- PIPE FOUND
- IRON PIN SET, 5/8" REBAR
- IRON PIN FOUND, 5/8" REBAR
- ⊕ CORNER FENCE POST

DESCRIPTION
APPROVED

By: *[Signature]*



OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 30, PARCEL 5
(OPC REF. TRACT 33A)
ALL OF: 47-82-30-10-000
±12.859 AC.

R=1500.00'
A=238.93'
Ch=S 50°27'55" E
Lc=238.68'

R=1500.00'
A=266.69'
Ch=S 49°56'06" E
Lc=266.34'

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 33, FIRST PARCEL
(OPC REF. 38)

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-1
PARCEL 32, SECOND PARCEL
(OPC REF. 35 and 37)

OHIO FRANKLIN REALTY, LLC.
OR 2568-853
EXHIBIT A-2
PARCEL 6 (OPC REF. TRACT 38A)
ALL OF: 47-82-30-15-000
±1.127 AC.

VILLAGE OF ROSEVILLE
DR 746-223

SITUATED IN

SECTIONS 29, 30, AND 31, 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ZONE, AS PER GPS OBSERVATIONS ORIGINALLY
MADE MARCH 16, 2015.

LINE	BEARING	DISTANCE
L1	N 63°51'28" W	267.16'
L2	N 88°15'46" W	80.48'
L3	S 83°44'54" W	100.72'
L4	S 82°37'17" W	100.98'
L5	S 63°52'39" W	120.52'
L6	S 50°46'23" W	102.18'
L7	S 31°59'27" W	272.00'
L8	S 78°20'28" W	182.00'
L9	S 76°46'28" W	123.62'
L10	S 32°17'28" W	203.00'
L11	S 16°49'28" W	357.47'
L12	S 65°25'28" W	226.83'
L13	S 67°51'58" W	224.50'
L14	N 84°08'32" W	89.95'
L15	S 67°28'28" W	82.35'
L16	N 84°40'04" W	377.53'
L17	S 22°29'26" W	255.45'
L18	S 46°00'14" W	244.02'
L19	S 09°36'10" W	141.93'
L20	S 43°45'36" E	157.77'
L21	S 42°29'45" E	430.76'
L22	N 84°47'55" W	424.41'
L23	S 61°08'50" W	102.95'
L24	S 02°51'39" E	75.90'
L25	S 70°24'40" W	129.35'
L26	S 25°18'43" E	70.75'
L27	S 48°42'52" W	47.21'
L28	S 02°56'19" E	122.50'

REFERENCES

AS SHOWN ON PLAT.
PRIOR SURVEYS BY:
R.L. DANIELS, PS #5410
TIMOTHY H. LINN, PS #7113

PARCEL NUMBER

ALL OF: 47-82-30-15-000 ± 1.127 AC.
PART OF: 47-82-31-04-000 ±88.975 AC.
TOTAL ±90.102 AC

ACREAGE SUMMARY

FOR PARCEL NO. 47-82-31-04-000
SECTION 29 ± 0.890 AC.
SECTION 30 ±75.252 AC.
SECTION 31 ±12.833 AC.
TOTAL ±88.975 AC



OFFICE COPY
NOT RECORDABLE
TIMOTHY H. LINN, PS #7113
REG. SURVEYOR NO. 7113
DATE: 5/26/21

OHIO FRANKLIN REALTY, LLC
AVONDALE COAL LANDS
2021 AVONDALE 4 ± 90.102 ACRES

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