

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

**Being a part of Ohio Franklin Realty, LLC  
OR 2568-853  
+/-769.985 acres**

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

Being a part of Sections 29, 30, 31 and 32, Township 15, Range 14, and Section 36, Township 17, Range 15, Congress Lands East of the Scioto River, and more particularly described as follows:

Beginning at a stone found on the southeast corner of the Southwest Quarter of Section 32, Township 15, Range 14;

thence along the south line of Section 32, Newton Township, Muskingum County and the north line of Section 5, Harrison Township, Perry County, North 86 degrees 59 minutes 07 seconds West 2219.92 feet to a stone found on the northwest corner of said Section 5, passing iron pins found at 111.51 feet and 606.46 feet;

thence along the south line of Sections 32 and 31, North 87 degrees 12 minutes 13 seconds West 1335.53 feet to an iron pin set, passing the corner common to said Sections 32 and 31 at 582.29 feet;

thence along the south line of said Section 31, North 87 degrees 12 minutes 13 seconds West 1878.28 feet to a point in the center Loop Road (T-71A), passing an iron pin set at 1853.28 feet;

thence along the centerline of Loop Road the following eight courses:

- 1) North 45 degrees 58 minutes 21 seconds West 261.32 feet;
- 2) with a curve to the left having a radius of 400.00 feet, an arc length of 403.80 feet, a chord bearing of North 74 degrees 53 minutes 32 seconds West, and a chord length of 386.87 feet;
- 3) South 76 degrees 11 minutes 16 seconds West 245.59 feet;
- 4) South 85 degrees 29 minutes 29 seconds West 180.28 feet;
- 5) with a curve to the left having a radius of 500.00 feet, an arc length of 170.91 feet, a chord bearing of South 75 degrees 41 minutes 56 seconds West, and a chord length of 170.08 feet;
- 6) South 65 degrees 54 minutes 24 seconds West 128.42 feet;
- 7) South 66 degrees 46 minutes 29 seconds West 79.90 feet;
- 8) with a curve to the right having a radius of 400.00 feet, an arc length of 48.11 feet, a chord bearing of South 70 degrees 13 minutes 13 seconds West, and a chord length of 48.08 feet;

thence leaving said centerline and along the south line of said Section 31, North 87 degrees 12 minutes 15 seconds West 33.28 feet to an iron pin found, from which a stone found on the southwest corner of said Section 31 bears, North 87 degrees 12 minutes 15 seconds West a distance of 1302.89 feet;

thence along lands now or formerly owned by Jack D. and Marcie W. Butterfield, Jr. (OR 2423-462) the following two courses:

- 1) North 03 degrees 11 minutes 17 seconds East 2689.50 feet to a stone found;
- 2) North 86 degrees 44 minutes 02 seconds West 1303.30 feet to a stone found on the southwest corner of the Northwest Quarter of said Section 31;

thence along the west line of said Northwest Quarter, North 03 degrees 00 minutes 40 seconds East 727.98 feet to a point;

thence along the south line of a former access road the following two courses:

- 1) South 80 degrees 43 minutes 16 seconds West 87.16 feet;
- 2) South 65 degrees 02 minutes 05 seconds West 1591.48 feet to an iron pin found on the north line of lands now owned by Martin H. Smith (DR 1162-224);

thence along the north line said Smith lands and the south line of said access road the following two courses:

- 1) South 64 degrees 57 minutes 17 seconds West 52.35 feet;
- 2) with a curve to the left having a radius of 527.76 feet, an arc length of 614.79 feet, a chord bearing of South 31 degrees 38 minutes 39 seconds West, and a chord length of 580.61 feet;

thence along the west line of said access road the following two courses:

- 1) North 01 degrees 43 minutes 39 seconds West 97.44 feet;
- 2) with a curve to the right having a radius of 1880.08 feet, an arc length of 437.26 feet, a chord bearing of North 04 degrees 56 minutes 01 seconds East, and a chord length of 436.27 feet, from which an iron pin found bears North 87 degrees 10 minutes 33 seconds West a distance of 61.26 feet;

thence along the north line of said access road the following three courses:

- 1) South 87 degrees 10 minutes 33 seconds East 103.37 feet;
- 2) North 65 degrees 02 minutes 05 seconds East 1781.19 feet;
- 3) North 78 degrees 16 minutes 46 seconds East 136.59 feet to a point on the west line of the Northwest Quarter of said Section 31;

thence along said west line and the east line of lands now or formerly owned by Chesterhill Stone Company (DR 696-127), North 03 degrees 00 minutes 40 seconds East 1865.66 feet to the northwest corner of said Section 31;

thence along the north line of said Section 31 and the south line of lands now or formerly owned by Shelly Materials, Inc. (OR 2444-403), South 86 degrees 40 minutes 09 seconds East 2736.27 feet to an iron pin found, passing an iron pin found at 1581.39 feet;



thence along the east line of said Shelly Materials land, North 02 degrees 34 minutes 37 seconds East 1567.56 feet to a stone found on the southwest corner of lands now or formerly owned by Jon T. and Rebecca S. Synder (DR 683-121);

thence along the south line of said Synder lands, South 87 degrees 23 minutes 56 seconds East 1024.03 feet to an iron pin found;

thence along lands now or formerly owned by Donald E. Henry (OR 2268-280) the following three courses:

- 1) South 88 degrees 29 minutes 50 seconds East 188.05 feet to an iron pin found;
- 2) North 59 degrees 49 minutes 02 seconds East 468.41 feet to an iron pipe found;
- 3) North 00 degrees 30 minutes 11 seconds East 531.67 feet to a point in the center of Fultonrose Road, passing an iron pin found at 504.14 feet;

thence along the centerline of said Fultonrose Road the following nine courses:

- 1) with a curve to the right having a radius of 500.00 feet, an arc length of 53.64 feet, a chord bearing of South 82 degrees 58 minutes 15 seconds East, and a chord length of 53.62 feet;
- 2) South 79 degrees 53 minutes 50 seconds East 79.50 feet;
- 3) South 74 degrees 48 minutes 53 seconds East 380.78 feet;
- 4) with a curve to the right having a radius of 400.00 feet, an arc length of 201.85 feet, a chord bearing of South 60 degrees 21 minutes 30 seconds East, and a chord length of 199.71 feet;
- 5) South 45 degrees 54 minutes 07 seconds East 89.47 feet;
- 6) with a curve to the left having a radius of 1500.00 feet, an arc length of 238.93 feet, a chord bearing of South 50 degrees 27 minutes 55 seconds East, and a chord length of 238.68 feet;
- 7) South 55 degrees 01 minutes 42 seconds East 146.58 feet;
- 8) with a curve to the right having a radius of 1500.00 feet, an arc length of 266.69 feet, a chord bearing of South 49 degrees 56 minutes 06 seconds East, and a chord length of 266.34 feet;
- 9) South 44 degrees 50 minutes 30 seconds East 325.96 feet;

thence along lands now owned by the Village of Roseville (DR 746-223) the following eighty-five courses:

- 1) North 63 degrees 51 minutes 28 seconds West 267.16 feet, passing an iron pin set at 40.00 feet;
- 2) North 88 degrees 15 minutes 46 seconds West 80.48 feet;
- 3) South 83 degrees 44 minutes 54 seconds West 100.72 feet;
- 4) South 82 degrees 37 minutes 17 seconds West 100.98 feet;
- 5) South 63 degrees 52 minutes 39 seconds West 120.52 feet;
- 6) South 50 degrees 46 minutes 23 seconds West 102.18 feet;
- 7) South 31 degrees 59 minutes 27 seconds West 272.00 feet;
- 8) South 78 degrees 20 minutes 28 seconds West 182.00 feet;
- 9) South 76 degrees 46 minutes 28 seconds West 123.62 feet;
- 10) South 32 degrees 17 minutes 28 seconds West 203.00 feet;
- 11) South 16 degrees 49 minutes 28 seconds West 357.47 feet;
- 12) South 65 degrees 25 minutes 28 seconds West 226.83 feet;

- 13) South 67 degrees 51 minutes 58 seconds West 224.50 feet;
- 14) North 84 degrees 08 minutes 32 seconds West 89.95 feet;
- 15) South 67 degrees 28 minutes 28 seconds West 82.35 feet;
- 16) North 84 degrees 40 minutes 04 seconds West 377.53 feet;
- 17) South 22 degrees 29 minutes 26 seconds West 255.45 feet;
- 18) South 46 degrees 00 minutes 14 seconds West 244.02 feet;
- 19) South 09 degrees 36 minutes 10 seconds West 141.93 feet;
- 20) South 43 degrees 45 minutes 36 seconds East 157.77 feet;
- 21) South 42 degrees 29 minutes 45 seconds East 430.76 feet;
- 22) North 84 degrees 47 minutes 55 seconds West 424.41 feet;
- 23) South 61 degrees 08 minutes 50 seconds West 102.95 feet;
- 24) South 02 degrees 51 minutes 39 seconds East 75.90 feet;
- 25) South 70 degrees 24 minutes 40 seconds West 129.35 feet;
- 26) South 25 degrees 18 minutes 43 seconds East 70.75 feet;
- 27) South 48 degrees 42 minutes 52 seconds West 47.21 feet;
- 28) South 02 degrees 56 minutes 19 seconds East 122.50 feet;
- 29) South 89 degrees 57 minutes 31 seconds East 88.68 feet;
- 30) North 67 degrees 42 minutes 41 seconds East 137.89 feet;
- 31) South 85 degrees 46 minutes 47 seconds East 135.59 feet;
- 32) South 84 degrees 11 minutes 38 seconds East 82.38 feet;
- 33) North 83 degrees 48 minutes 12 seconds East 72.79 feet;
- 34) South 42 degrees 13 minutes 32 seconds East 46.50 feet;
- 35) South 26 degrees 07 minutes 45 seconds East 70.20 feet;
- 36) South 01 degrees 20 minutes 00 seconds West 71.72 feet;
- 37) South 63 degrees 22 minutes 45 seconds East 62.09 feet;
- 38) South 33 degrees 34 minutes 24 seconds East 75.29 feet;
- 39) South 57 degrees 01 minutes 14 seconds East 69.11 feet;
- 40) South 02 degrees 59 minutes 59 seconds East 90.81 feet;
- 41) South 75 degrees 55 minutes 32 seconds East 38.42 feet;
- 42) South 74 degrees 41 minutes 45 seconds East 141.26 feet;
- 43) South 67 degrees 16 minutes 05 seconds East 89.53 feet;
- 44) South 65 degrees 54 minutes 58 seconds East 152.18 feet;
- 45) North 59 degrees 51 minutes 59 seconds East 94.11 feet;
- 46) South 44 degrees 32 minutes 21 seconds East 99.44 feet;
- 47) South 51 degrees 41 minutes 30 seconds East 149.00 feet;
- 48) South 40 degrees 03 minutes 45 seconds East 110.96 feet;
- 49) South 03 degrees 11 minutes 19 seconds East 80.91 feet;
- 50) South 43 degrees 54 minutes 19 seconds East 128.54 feet;
- 51) South 45 degrees 05 minutes 43 seconds East 164.52 feet;
- 52) South 77 degrees 20 minutes 19 seconds East 133.09 feet;
- 53) North 58 degrees 45 minutes 53 seconds East 56.76 feet;
- 54) South 81 degrees 36 minutes 03 seconds East 64.50 feet;
- 55) South 41 degrees 27 minutes 30 seconds East 108.54 feet;
- 56) South 15 degrees 00 minutes 43 seconds West 76.23 feet;
- 57) South 36 degrees 38 minutes 53 seconds East 160.17 feet;
- 58) South 50 degrees 44 minutes 06 seconds East 180.94 feet;
- 59) South 43 degrees 32 minutes 37 seconds East 161.98 feet;
- 60) South 44 degrees 31 minutes 01 seconds East 140.55 feet;

- 61) South 58 degrees 15 minutes 20 seconds East 124.07 feet;
- 62) South 81 degrees 18 minutes 42 seconds East 84.83 feet;
- 63) South 67 degrees 35 minutes 07 seconds East 185.93 feet;
- 64) South 48 degrees 05 minutes 15 seconds East 127.98 feet;
- 65) South 67 degrees 48 minutes 28 seconds East 10.20 feet;
- 66) South 66 degrees 52 minutes 23 seconds East 125.67 feet;
- 67) South 77 degrees 56 minutes 43 seconds East 100.39 feet;
- 68) South 76 degrees 32 minutes 55 seconds East 103.96 feet;
- 69) South 59 degrees 29 minutes 06 seconds East 117.16 feet;
- 70) South 65 degrees 14 minutes 55 seconds East 185.72 feet;
- 71) South 29 degrees 42 minutes 13 seconds East 47.62 feet;
- 72) North 63 degrees 08 minutes 58 seconds East 123.11 feet;
- 73) South 26 degrees 51 minutes 02 seconds East 550.00 feet;
- 74) North 63 degrees 08 minutes 58 seconds East 925.22 feet;
- 75) North 26 degrees 51 minutes 02 seconds West 181.46 feet;
- 76) North 26 degrees 50 minutes 25 seconds West 368.52 feet;
- 77) North 63 degrees 08 minutes 58 seconds East 434.34 feet;
- 78) North 43 degrees 22 minutes 39 seconds East 43.71 feet;
- 79) North 17 degrees 59 minutes 48 seconds East 111.56 feet;
- 80) North 37 degrees 44 minutes 18 seconds East 148.09 feet;
- 81) North 28 degrees 34 minutes 16 seconds East 89.57 feet;
- 82) North 43 degrees 32 minutes 41 seconds East 62.41 feet;
- 83) North 46 degrees 07 minutes 53 seconds East 111.29 feet;
- 84) North 66 degrees 22 minutes 34 seconds East 78.43 feet to an iron pin set;
- 85) North 84 degrees 19 minutes 45 seconds East 34.80 feet to a point in the center of Fultonrose Road;

thence along the centerline of said Fultonrose Road the following three courses:

- 1) South 05 degrees 58 minutes 49 seconds East 208.05 feet;
- 2) South 12 degrees 23 minutes 01 seconds East 627.84 feet;
- 3) with a curve to the left having a radius of 338.00 feet, an arc length of 349.58 feet, a chord bearing of South 42 degrees 00 minutes 47 seconds East, and a chord length of 334.21 feet;

thence leaving said centerline and along lands now or formerly owned by Charles J. and Christine L. Sode (OR 2575-871) the following two courses:

- 1) North 87 degrees 37 minutes 34 seconds West 682.52 feet to a 24 inch oak tree with wire fence running east and south;
- 2) South 02 degrees 53 minutes 57 seconds West 2684.99 feet to the place of beginning, containing 769.985 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 July 28, 2016 by Timothy H. Linn, PS.

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NOT RECORDABLE

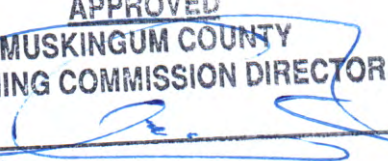
Timothy H. Linn, PS  
Reg. No. 7113



8/8/16  
Date

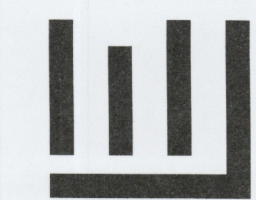
Parcel Nos.

All of:	47-76-36-07-001	4.124 ac.
All of:	47-76-36-08-000	1.108 ac.
All of:	47-82-30-15-000	1.127 ac.
All of:	47-82-31-04-000	172.455 ac.
All of:	47-82-31-05-000	168.415 ac.
Part of:	47-82-31-06-000	42.350 ac. (remainder is south of Loop Road)
All of:	47-82-31-08-000	34.000 ac.
Part of:	47-82-31-09-000	6.249 ac. (remainder is south of Loop Road)
All of:	47-82-31-10-000	26.824 ac.
All of:	47-82-31-11-000	52.812 ac.
All of:	47-82-31-12-000	27.503 ac.
All of:	47-82-31-13-000	54.444 ac.
All of:	47-86-32-15-000	34.882 ac.
Part of:	47-86-32-10-000	143.692 ac. (remainder is north of Fultonrose Road)
Total		769.985 ac.

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
  
8/14/16  
Date Fee Paid

DESCRIPTION  
APPROVED  
By:  8/13/2016





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

OHIO FRANKLIN REALTY, LLC  
AVONDALE AREA #3  
AREA BETWEEN TUITONROSE AND LOOP ROADS  
NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO  
BOUNDARY SURVEY

LINE	BEARING	DISTANCE
L1	N 87°51'20" W	257.15
L2	N 88°15'40" W	80.48
L3	S 87°44'54" W	100.72
L4	S 82°17'11" W	100.00
L5	S 87°52'30" W	120.52
L6	S 87°42'33" W	101.15
L7	S 31°59'27" W	272.00
L8	S 78°20'28" W	181.00
L9	S 78°42'38" W	124.02
L10	S 32°17'28" W	203.00
L11	S 18°42'28" W	351.47
L12	S 69°25'28" W	228.83
L13	S 67°51'30" W	274.55
L14	N 84°08'32" W	69.05
L15	S 67°28'28" W	82.35
L16	N 84°01'04" W	371.53
L17	S 22°29'28" W	258.45
L18	S 40°01'14" W	244.02
L19	S 09°58'10" W	141.93
L20	S 42°40'38" E	157.77
L21	S 42°24'45" E	430.76
L22	N 84°47'55" E	424.41
L23	S 81°58'20" W	100.65
L24	S 02°51'39" E	75.90
L25	S 10°24'40" W	129.30
L26	S 28°18'43" E	70.75
L27	S 48°42'52" W	47.21
L28	S 02°56'19" E	122.50
L29	S 89°27'31" E	88.88
L30	S 47°42'41" E	131.89
L31	S 80°46'47" E	130.59
L32	S 84°11'38" E	82.38
L33	N 83°48'14" E	72.79
L34	S 42°13'32" E	46.50
L35	S 28°01'43" E	70.30
L36	S 01°20'00" W	71.72
L37	S 63°22'45" E	62.09
L38	S 33°34'24" E	75.25
L39	S 57°01'14" E	69.11
L40	S 02°58'59" E	96.87
L41	S 75°55'32" E	38.42
L42	S 74°41'45" E	141.28
L43	S 67°18'05" E	88.45
L44	S 65°54'58" E	152.18
L45	N 59°51'59" E	94.11
L46	S 44°32'21" E	99.44
L47	S 31°41'30" E	149.00
L48	S 40°54'45" E	110.96
L49	S 03°11'19" E	80.91
L50	S 43°41'19" E	138.54
L51	S 49°05'43" E	164.52
L52	S 77°29'19" E	134.09
L53	N 58°45'53" E	55.76
L54	S 81°36'03" E	64.50
L55	S 47°27'30" E	108.54
L56	S 15°00'43" W	76.33
L57	S 36°53'53" E	166.17
L58	S 50°44'09" E	180.94
L59	S 43°32'37" E	161.98
L60	S 44°31'01" E	140.55
L61	S 38°13'20" E	124.07
L62	S 81°18'20" E	84.87
L63	S 67°55'07" E	185.93
L64	S 48°05'15" E	127.98
L65	S 67°48'28" E	102.07
L66	S 68°52'23" E	128.67
L67	S 77°54'43" E	100.30
L68	S 76°52'55" E	103.98
L69	S 50°29'05" E	117.16
L70	S 68°14'58" E	180.77
L71	S 29°42'13" E	47.82
L72	N 83°38'58" E	123.11
L73	S 28°51'02" E	550.00
L74	N 83°38'58" E	825.22
L75	N 28°51'02" W	181.48
L76	N 28°50'25" W	368.52
L77	N 83°38'58" E	434.24
L78	N 43°22'39" E	43.71
L79	N 17°26'48" E	111.56
L80	N 27°44'18" E	140.09
L81	N 28°34'18" E	88.57
L82	N 43°54'41" E	63.41
L83	N 48°07'53" E	111.29
L84	N 60°25'24" E	78.45
L85	N 84°19'45" E	54.80

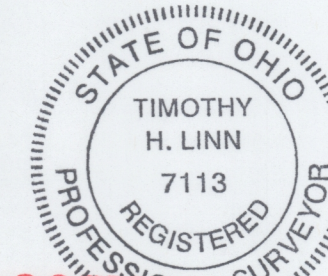
PARCEL NUMBER	AREA (Ac.)
ALL OF: 47-76-36-07-001	4.124
ALL OF: 47-76-36-08-000	1.108
ALL OF: 47-82-30-15-000	1.127
ALL OF: 47-82-31-04-000	172.455
ALL OF: 47-82-31-05-000	168.415
PART OF: 47-82-31-06-000	42.350
ALL OF: 47-82-31-08-000	34.000
PART OF: 47-82-31-09-000	6.249
ALL OF: 47-82-31-10-000	26.824
ALL OF: 47-82-31-11-000	52.812
ALL OF: 47-82-31-12-000	27.503
ALL OF: 47-82-31-13-000	54.444
ALL OF: 47-86-32-15-000	34.882
PART OF: 47-86-32-10-000	143.692
TOTAL	769.985

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, GRID SOUTH, AS PER GPS OBSERVATIONS MADE MARCH 16, 2015.

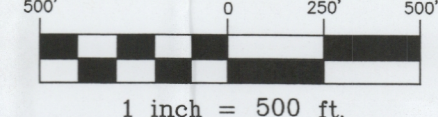
**REFERENCES**  
AS SHOWN ON PLAT.

**SITUATED IN**  
SECTIONS 29, 30, 31 AND 32, TOWNSHIP 15, RANGE 14, AND SECTION 35, TOWNSHIP 17, RANGE 15, CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

- LEGEND**
- STONE FOUND
  - PIPE FOUND
  - IRON PIN SET, 5/8" REBAR
  - IRON PIN FOUND, 5/8" REBAR
  - CORNER FENCE POST
  - COPPER WELD ROD IN CONCRETE FOUND
  - 24" OAK TREE WITH WIRE FENCE RUNNING EAST AND SOUTH



OFFICE COPY  
RECORDABLE  
DATE 3/6/16



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
Date Fee Paid

