

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

**Being a part of Ohio Franklin Realty, LLC  
OR 2568-853  
+/-1835.937 acres**

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

Being a part of Sections 20, 21, 28, 29, 30, 32 and 33, Township 15, Range 14, Congress Lands East of the Scioto River, and more particularly described as follows:

Beginning at a monument (iron pin in concrete) found on the northwest corner of Section 29, Township 15, Range 14;

thence along the north line of Section 29 and the south line of Section 20, South 86 degrees 26 minutes 45 seconds East 2030.00 feet to a monument (iron pin in concrete) found on the southeast corner of lands now owned by Maysville Regional Water (OR 1854-529);

thence along the lands of said Maysville Regional Water the following three courses:

- 1) North 02 degrees 46 minutes 26 seconds East 2636.88 feet a monument (iron pin in concrete) found, passing a monument (iron pin in concrete) found at 229.97 feet;
- 2) South 87 degrees 13 minutes 22 seconds East 657.36 feet a monument (iron pin in concrete) found;
- 3) North 02 degrees 50 minutes 57 seconds East 298.40 feet iron pin found;

thence along the south line of lands now or formerly owned by Jeffrey and Kathy I. Moore (OR 1841-173), South 87 degrees 51 minutes 27 seconds East 1272.75 feet to the center Huggins Road (T-89), passing an iron pin found at 1263.67 feet;

thence along the centerline of Huggins Road the following twenty one courses:

- 1) South 10 degrees 51 minutes 52 seconds East 74.86 feet;
- 2) South 21 degrees 07 minutes 12 seconds East 33.54 feet;
- 3) South 34 degrees 28 minutes 55 seconds East 36.18 feet;
- 4) South 40 degrees 04 minutes 07 seconds East 105.00 feet;
- 5) South 34 degrees 17 minutes 08 seconds East 103.34 feet;
- 6) South 31 degrees 45 minutes 48 seconds East 145.02 feet;
- 7) South 35 degrees 55 minutes 59 seconds East 197.20 feet;
- 8) South 40 degrees 55 minutes 33 seconds East 117.49 feet;
- 9) South 56 degrees 40 minutes 42 seconds East 71.04 feet;
- 10) South 82 degrees 00 minutes 55 seconds East 68.64 feet;
- 11) South 88 degrees 31 minutes 50 seconds East 114.25 feet;
- 12) South 83 degrees 57 minutes 36 seconds East 152.96 feet;
- 13) South 79 degrees 42 minutes 29 seconds East 155.36 feet;
- 14) South 78 degrees 34 minutes 41 seconds East 200.47 feet;

- 15) South 69 degrees 40 minutes 05 seconds East 145.58 feet;
- 16) South 63 degrees 24 minutes 53 seconds East 73.01 feet;
- 17) South 57 degrees 42 minutes 11 seconds East 43.54 feet;
- 18) South 51 degrees 09 minutes 32 seconds East 139.88 feet;
- 19) South 64 degrees 53 minutes 56 seconds East 75.41 feet;
- 20) South 74 degrees 07 minutes 35 seconds East 79.91 feet;
- 21) South 86 degrees 23 minutes 42 seconds East 52.73 feet to the approximate location of where Huggins Road changes to Lewellyn Road (T-266);

thence along the centerline of Lewellyn Road the following twenty three courses:

- 1) North 58 degrees 56 minutes 36 seconds East 45.84 feet;
- 2) North 28 degrees 35 minutes 20 seconds East 45.11 feet;
- 3) North 19 degrees 30 minutes 31 seconds East 99.18 feet;
- 4) North 27 degrees 04 minutes 15 seconds East 73.79 feet;
- 5) North 33 degrees 00 minutes 25 seconds East 73.61 feet;
- 6) North 37 degrees 35 minutes 42 seconds East 76.30 feet;
- 7) North 41 degrees 53 minutes 15 seconds East 108.29 feet;
- 8) North 48 degrees 59 minutes 24 seconds East 67.56 feet;
- 9) North 58 degrees 50 minutes 12 seconds East 61.12 feet;
- 10) North 63 degrees 19 minutes 56 seconds East 147.78 feet;
- 11) North 59 degrees 56 minutes 46 seconds East 71.36 feet;
- 12) North 62 degrees 36 minutes 06 seconds East 75.95 feet;
- 13) North 86 degrees 12 minutes 30 seconds East 78.80 feet;
- 14) South 87 degrees 40 minutes 23 seconds East 204.07 feet;
- 15) South 85 degrees 16 minutes 35 seconds East 117.54 feet;
- 16) South 87 degrees 49 minutes 34 seconds East 257.71 feet;
- 17) South 87 degrees 58 minutes 04 seconds East 159.68 feet;
- 18) South 84 degrees 27 minutes 04 seconds East 75.90 feet;
- 19) South 87 degrees 25 minutes 13 seconds East 212.04 feet;
- 20) South 86 degrees 02 minutes 59 seconds East 117.75 feet;
- 21) South 86 degrees 15 minutes 01 seconds East 179.24 feet;
- 22) South 86 degrees 56 minutes 14 seconds East 229.38 feet;
- 23) South 87 degrees 44 minutes 05 seconds East 143.36 feet;

thence leaving Lewellyn Road and along the west line of lands now owned by Richard L. and Dorothy Heckel (DR 589-236), South 03 degrees 07 minutes 44 seconds West 2688.97 feet to an iron pipe found on the southeast corner of the Southwest Quarter of said Section 21, passing an iron pin set at 20.00 feet, and from said southeast corner, a stone found on the southeast corner of Section 21 bears South 88 degrees 49 minutes 53 seconds East a distance of 2719.44 feet;

thence along the north line of lands now owned by Steven and Isabel Luman (OR 1883-766), North 86 degrees 48 minutes 09 seconds West 247.00 feet to an iron pin found;

thence along the north line of lands now owned by Edna Harlan (OR 2497-325) the following three courses:

- 1) North 87 degrees 14 minutes 14 seconds West 247.97 feet to an iron pin found;
- 2) South 13 degrees 21 minutes 40 seconds West 729.55 feet to an iron pin found;
- 3) South 69 degrees 11 minutes 38 seconds East 346.02 feet to an iron pin found;



thence along the south line of said Luman lands South 51 degrees 53 minutes 17 seconds East 187.85 feet to an iron pin found;

thence along lands now owned by Dana Coles (OR 2463-686) the following two courses:

- 1) South 09 degrees 05 minutes 06 seconds West 1178.49 feet to an iron pin found;
- 2) South 86 degrees 46 minutes 04 seconds East 263.60 feet to an iron pin found;

thence along lands now owned by Carmen E. Horn (OR 2214-735) the following four courses:

- 1) South 02 degrees 38 minutes 30 seconds West 630.47 feet to an iron pin found ;
- 2) South 87 degrees 20 minutes 16 seconds East 759.31 feet to an iron pin found;
- 3) North 04 degrees 53 minutes 15 seconds East 197.60 feet to an iron pin found;
- 4) South 87 degrees 09 minutes 55 seconds East 649.91 feet to an iron pin found;

thence along lands now owned by Jan B. and Shirley Y. Harlan (OR 1588-757) the following two courses:

- 1) South 03 degrees 39 minutes 38 seconds West 200.39 feet to an iron pin found;
- 2) South 87 degrees 12 minutes 30 seconds East 1302.00 feet to a stone found on the northeast corner of the Southeast Quarter of said Section 28;

thence along the west line of lands now owned by Martha K. Kimpel (OR 2516-231) South 03 degrees 31 minutes 04 seconds West 688.68 feet to an iron pin found;

thence along the west line of lands now owned by Tom I. Robison (OR 1988-938) South 03 degrees 07 minutes 47 seconds West 442.02 feet to an iron pin found;

thence along the west line of lands now owned by Eugene and Gloria Jean Shipley (OR 2220-289) South 02 degrees 16 minutes 21 seconds West 240.65 feet to a monument (iron pin in concrete) found, from which an iron pin found bears North 21 degrees 07 minutes 34 seconds East a distance of 23.16 feet;

thence along lands now owned by Roger W. and Marcia Chapman (DR 1128-811) the following two courses:

- 1) North 86 degrees 10 minutes 59 seconds West 1092.76 feet to an iron pin found;
- 2) South 02 degrees 27 minutes 07 seconds West 1348.22 feet to an iron pipe found on the south line of said Section 28, from which a monument (iron pin in concrete) found bears South 86 degrees 37 minutes 49 seconds East a distance of 992.86 feet;

thence along lands now owned by Nelson McCoy and Marlene Freda Melick, Co-Trustees (OR 2190-643) the following seven courses:

- 1) South 00 degrees 41 minutes 56 seconds East 604.09 feet to an iron pipe found;
- 2) North 83 degrees 28 minutes 24 seconds West 981.20 feet to an iron pipe found;
- 3) South 03 degrees 25 minutes 40 seconds East 1344.52 feet to an iron pin found;
- 4) North 87 degrees 19 minutes 46 seconds West 233.21 feet to an iron pipe found;
- 5) South 00 degrees 54 minutes 36 seconds West 216.80 feet to an iron pipe found;
- 6) North 87 degrees 08 minutes 40 seconds West 641.61 feet a corner fence post;
- 7) South 02 degrees 27 minutes 34 seconds West 584.53 feet to a stone found at the center of said Section 33;

thence along the north line of lands now owned by Samuel and Patrick and Michael Dunn (OR 1578-823) North 86 degrees 59 minutes 44 seconds West 1623.25 feet to a stone found;

thence along the north line of lands now owned by Alan M. and Joyce M. Bucu (OR 2311-223) North 86 degrees 28 minutes 22 seconds West 1086.66 feet to an iron pin found;

thence along the north line of lands now owned by Paul D. and Denise A. Perry (OR 1899-899) North 87 degrees 03 minutes 58 seconds West 1758.47 feet to an iron pin found, from which an iron pin found bears South 04 degrees 02 minutes 18 seconds West a distance of 23.00 feet;

thence along the north line of lands now owned by Charles J. and Christine L. Sode (OR 2575-871) North 87 degrees 03 minutes 58 seconds West 193.66 feet to a point in the center of Fultonrose Road;

thence along the centerline of Fultonrose Road the following thirty courses:

- 1) North 75 degrees 09 minutes 00 seconds West 65.52 feet;
- 2) thence with a curve to the right having a radius of 338.00 feet, an arc length of 370.27 feet, a chord bearing of North 43 degrees 46 minutes 00 seconds West, and a chord length of 352.03 feet;
- 3) North 12 degrees 23 minutes 01 seconds West 627.84 feet;
- 4) North 05 degrees 58 minutes 49 seconds West 208.05 feet, from which an iron pin set bears South 84 degrees 19 minutes 45 seconds West a distance of 34.80 feet;
- 5) North 16 degrees 50 minutes 17 seconds West 140.92 feet;
- 6) North 27 degrees 39 minutes 26 seconds West 291.62 feet;
- 7) North 11 degrees 59 minutes 11 seconds West 192.57 feet;
- 8) North 03 degrees 41 minutes 04 seconds East 308.86 feet;
- 9) North 03 degrees 41 minutes 04 seconds East 550.14 feet;
- 10) North 08 degrees 14 minutes 23 seconds East 472.70 feet;
- 11) North 02 degrees 50 minutes 37 seconds West 138.20 feet;
- 12) North 13 degrees 53 minutes 37 seconds West 1077.43 feet;
- 13) North 45 degrees 50 minutes 31 seconds West 278.81 feet;
- 14) North 77 degrees 51 minutes 02 seconds West 151.60 feet;
- 15) South 80 degrees 30 minutes 32 seconds West 221.06 feet;
- 16) South 58 degrees 52 minutes 05 seconds West 153.10 feet;
- 17) South 70 degrees 52 minutes 57 seconds West 339.30 feet;
- 18) North 87 degrees 35 minutes 35 seconds West 424.15 feet;
- 19) North 77 degrees 54 minutes 52 seconds West 351.93 feet;
- 20) North 70 degrees 58 minutes 13 seconds West 177.36 feet;
- 21) North 63 degrees 51 minutes 28 seconds West 87.31 feet, from which an iron pin set bears North 63 degrees 51 minutes 28 seconds West a distance of 40.00 feet;
- 22) North 44 degrees 50 minutes 30 seconds West 325.96 feet;
- 23) thence with a curve to the left having a radius of 1500.00 feet, an arc length of 266.69 feet, a chord bearing of North 49 degrees 56 minutes 06 seconds West, and a chord length of 266.34 feet;
- 24) North 55 degrees 01 minutes 42 seconds West 146.58 feet;
- 25) thence with a curve to the right having a radius of 1500.00 feet, an arc length of 238.93 feet, a chord bearing of North 50 degrees 27 minutes 55 seconds West, and a chord length of 238.68 feet;

- 26) North 45 degrees 54 minutes 07 seconds West 89.47 feet;
- 27) thence with a curve to the left having a radius of 400.00 feet, an arc length of 201.85 feet, a chord bearing of North 60 degrees 21 minutes 30 seconds West, and a chord length of 199.71 feet;
- 28) North 74 degrees 48 minutes 53 seconds West 380.78 feet;
- 29) North 79 degrees 53 minutes 50 seconds West 79.50 feet;
- 30) thence with a curve to the left having a radius of 500.00 feet, an arc length of 53.64 feet, a chord bearing of North 82 degrees 58 minutes 15 seconds West, and a chord length of 53.62 feet, from which an iron pin found bears South 00 degrees 30 minutes 11 seconds West a distance of 27.53 feet;

thence along lands now owned by Mary Ann and Michael James Schooley (DR 1143-410) the following three courses:

- 1) North 04 degrees 12 minutes 48 seconds East 307.83 feet to a corner fence post;
- 2) South 87 degrees 08 minutes 22 seconds East 312.02 feet to a corner fence post;
- 3) North 03 degrees 25 minutes 11 seconds East 362.68 feet to an iron pin found;

thence along lands now owned by John C. Smith (OR 2066-52) the following three courses:

- 1) North 11 degrees 17 minutes 38 seconds East 117.34 feet to an iron pin found;
- 2) South 88 degrees 07 minutes 48 seconds East 151.00 feet to an iron pin found;
- 3) North 03 degrees 42 minutes 19 seconds East 1953.90 feet, from which an iron pin found referencing the southeast corner of lands now owned by Maysville Regional Water bears North 17 degrees 44 minutes 44 seconds West a distance of 8.50 feet;

thence along the lands of said Maysville Regional Water the following six courses:

- 1) North 02 degrees 46 minutes 51 seconds East 75.42 feet;
- 2) North 31 degrees 03 minutes 24 seconds East 58.80 feet;
- 3) North 67 degrees 58 minutes 25 seconds East 134.42 feet;
- 4) North 60 degrees 54 minutes 28 seconds East 148.21 feet;
- 5) North 24 degrees 41 minutes 17 seconds East 84.32 feet;
- 6) South 87 degrees 21 minutes 34 seconds East 345.59 feet to the place of beginning, containing 1835.937 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 29, 2016 by Timothy H. Linn, PS.





Parcel Nos.

All of:	47-70-20-01-000	166.238 ac.
All of:	47-70-20-09-000	39.838 ac.
All of:	47-70-21-08-000	158.068 ac.
All of :	47-82-30-01-000	33.302 ac.
All of:	47-82-30-08-000	7.945 ac.
All of:	47-82-30-09-000	1.242 ac.
All of:	47-82-30-10-000	12.859 ac.
All of:	47-86-28-08-000	2.978 ac.
All of:	47-86-28-11-000	146.147 ac.
All of:	47-86-28-18-000	88.179 ac.
All of:	47-86-28-19-000	40.442 ac.
All of:	47-86-28-20-000	6.403 ac.
All of:	47-86-28-23-000	86.606 ac.
All of:	47-86-28-24-000	71.978 ac.
All of:	47-86-28-25-000	14.951 ac.
All of:	47-86-29-04-000	586.920 ac.
All of:	47-86-32-01-000	81.000 ac.
All of:	47-86-32-02-000	24.170 ac.
Part of:	47-86-32-10-000	51.153 ac.
All of:	47-86-33-07-000	35.028 ac.
All of:	47-86-33-08-000	13.753 ac.
All of:	47-86-33-10-000	40.875 ac.
All of:	47-86-33-11-000	83.539 ac.
All of:	47-86-33-12-000	42.323 ac.
Total		1,835.937 ac.

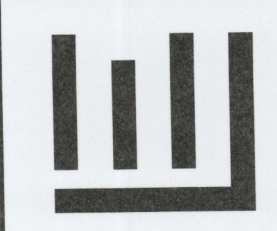
DESCRIPTION

APPROVED

By:

*[Signature]* 9/13/2016





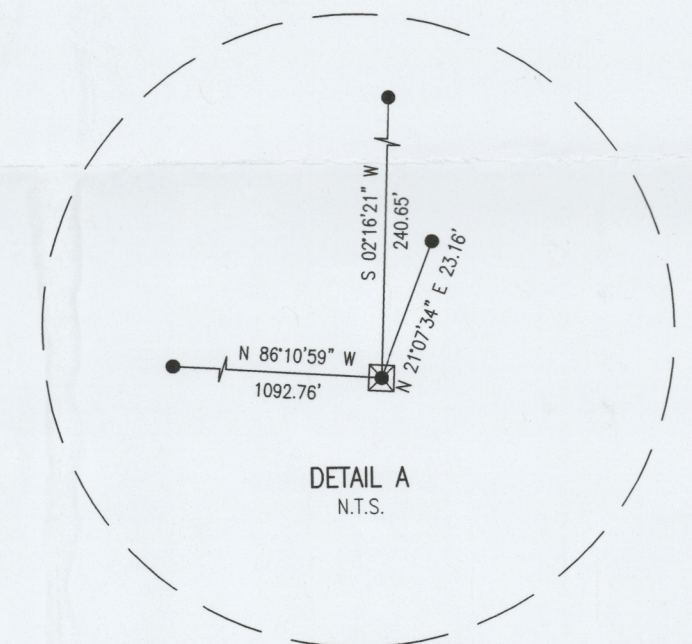
Linn Engineering, Inc.  
Civil Engineering Consultants  
P.O. Box 2086 Zanesville, Ohio 43702-2086  
740-452-7434

OHIO FRANKLIN REALTY, LLC  
AVONDALE AREA #2  
AREA BETWEEN LEWELLYN AND FULTONROSE ROADS  
NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO  
BOUNDARY SURVEY

Date	By	Revisions	Scale	Date	By	Design	Drawn	Checked	Approved
7/22/16	THL		Horizontal 1" = 600'	7/22/16	KHK				
7/29/16	THL		Vertical 1" = 10'	7/29/16	JM				
7/29/16	THL		Field Book	7/29/16	THL				

Project No. AEP-1515  
Avondale #2  
Sheet No. 1 of 1

LINE	BEARING	DISTANCE
L1	S 105°15'2" E	74.86'
L2	S 21°07'12" E	33.54'
L3	S 34°28'55" E	36.18'
L4	S 40°04'07" E	105.00'
L5	S 34°17'08" E	103.34'
L6	S 31°45'48" E	145.02'
L7	S 39°55'59" E	197.20'
L8	S 40°55'33" E	117.49'
L9	S 56°40'42" E	71.04'
L10	S 82°00'55" E	68.64'
L11	S 88°31'50" E	114.25'
L12	S 89°37'36" E	152.96'
L13	S 79°42'28" E	155.36'
L14	S 78°34'41" E	200.47'
L15	S 69°40'55" E	145.58'
L16	S 63°24'53" E	73.01'
L17	S 57°42'11" E	43.54'
L18	S 51°09'52" E	139.88'
L19	S 64°53'56" E	75.41'
L20	S 74°07'35" E	79.91'
L21	S 86°23'42" E	52.73'
L22	N 58°56'36" E	45.84'
L23	N 28°35'20" E	45.11'
L24	N 19°30'51" E	99.18'
L25	N 27°04'15" E	73.79'
L26	N 33°00'25" E	73.61'
L27	N 37°35'42" E	76.30'
L28	N 41°53'15" E	108.29'
L29	N 48°59'24" E	67.56'
L30	N 58°50'12" E	61.12'
L31	N 63°19'56" E	147.78'
L32	N 59°56'46" E	71.36'
L33	N 62°36'08" E	75.95'
L34	N 60°12'30" E	78.80'
L35	S 87°40'23" E	204.07'
L36	S 85°16'35" E	117.54'
L37	S 87°49'34" E	257.71'
L38	S 87°58'04" E	159.68'
L39	S 84°27'04" E	75.90'
L40	S 87°25'13" E	212.04'
L41	S 86°02'59" E	117.75'
L42	S 86°15'01" E	179.24'
L43	S 86°56'14" E	229.38'
L44	S 87°44'05" E	143.36'



SITUATED IN  
SECTIONS 20, 21, 28, 29, 30, 32 AND 33,  
TOWNSHIP 15, RANGE 14, CONGRESS LANDS  
EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.

- LEGEND
- PIPE FOUND
  - IRON PIN SET, 5/8" REBAR
  - IRON PIN FOUND, 5/8" REBAR
  - ⊕ CORNER FENCE POST
  - COPPER WELD ROD IN CONCRETE FOUND
  - STONE FOUND

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.

DESCRIPTION  
APPROVED  
By: [Signature]



OFFICE COPY  
NOT RECORDED  
TIMOTHY H. LINN  
REG. NO. 7113  
DATE: 9/8/16

