

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

**Being a part of Ohio Franklin Realty, LLC
OR 2568-853
Exhibit A-1
Parcel 20 (OPC Ref. Tracts 20 & 21)
2.209 Acre Split**

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

Being a part of the Northwest Quarter of Section 28, Township 15, Range 14, Congress Lands East of the Scioto River, being a part of Ohio Franklin Realty, LLC as the same is recorded in Muskingum County Office Record 2568-853 in Exhibit A-1 as Parcel 20 (OPC Ref. Tracts 20 & 21), and more particularly described as follows:

Beginning for reference at an iron pipe found on the northeast corner of said Northwest Quarter of Section 28 and the northeast corner of lands now owned by Steven and Isabel Luman (OR 1883-766);

thence along the north line of Section 28 and the north line of said Luman's land, North 86 degrees 48 minutes 09 seconds West 247.00 feet to an iron pin found on said Luman's northwest corner, from which an iron pin found bears North 87 degrees 14 minutes 14 seconds West 247.97 feet;

thence along said Luman's west line South 06 degrees 27 minutes 07 seconds West 846.00 feet to the centerline of Harlan Road and the principal place of beginning, passing an iron pin found at 826.00 feet;

thence along said centerline of Harlan Road South 57 degrees 22 minutes 15 seconds East 178.17 feet to an iron pin found on the northwest corner of lands now owned by Douglas A. and Diana S. Coles (OR 2463-686);

thence along said Coles' west line, South 09 degrees 05 minutes 06 seconds West 1178.49 feet to an iron pin found on said Coles's southwest corner, from which an iron pin found on said Coles' southeast corner bears South 86 degrees 46 minutes 04 seconds East 263.60 feet;

thence through said Ohio Franklin Realty, LLC lands, North 01 degrees 38 minutes 19 seconds East 1260.29 feet to the principal place of beginning;

containing 2.209 acres, more or less, subject to all easements and rights of way, written or implied.

47-86-28-11-001A

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 December 1, 2015 by Timothy H. Linn, PS.

OFFICE COPY
NOT RECORDABLE

Timothy H. Linn, PS
Reg. No. 7113



4/27/17
Date

Parcel No.

Part of: 47-86-28-11-000 (2.209 acres)

Adjoiner Statement

"Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 47-86-28-10-000."

DESCRIPTION
APPROVED
By: [Signature] 5/13/17

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
5/4/17
Date Fee Paid

OHIO FRANKLIN REALTY, LLC
OR 2568-853
EXHIBIT A-1
PARCEL 8 (OPC REF. TRACT 6)
PARCEL 9 (OPC REF. TRACTS 7 & 8)
PARCEL 10 (OPC REF. TRACT 9)
ALL OF: 47-70-21-08-000
±158.068 AC.

RICHARD L. & DOROTHY HECKEL
OR 589-236

PLACE OF BEGINNING
IRON PIPE FOUND ON THE NORTHEAST CORNER OF
THE NORTHWEST QUARTER OF SECTION 28, T-15,
R-14, CONGRESS LANDS EAST OF THE SCIOTO RIVER,
NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.



OHIO FRANKLIN REALTY, LLC
OR 2568-853
EXHIBIT A-1
PARCEL 20 (OPC REF. TRACTS 20 & 21)
PART OF: 47-86-28-11-000
±2.209 AC.

CARMEN E. HORN
OR 2214-735

CARMEN E. HORN
OR 2214-735

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

[Signature]
Date 5/4/12

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
Date 5/4/12 Fee Paid

DESCRIPTION
APPROVED
By: *[Signature]* 5/3/12

REFERENCES

As shown on Plat.

PARCEL NO.

Part of: 47-86-28-11-000 ±2.209 ac.

LEGEND

- Pipe Found
- Iron Pin Found, 5/8" rebar
- P.P.O.B. Principal Place of Beginning

ADJOINER STATEMENT

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 47-86-28-10-000.

SITUATED IN

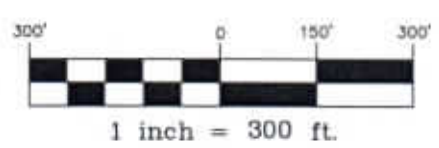
State of Ohio, County of Muskingum, Township of Newton, Northwest Quarter, Section 28, T-15, R-14, Congress Lands East of the Scioto River.

BASIS OF BEARING

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 3/16/15.



OFFICE COPY
NOT RECORDABLE
DATE 5/27/12



OHIO FRANKLIN REALTY, LLC
AVONDALE AREA
SPLIT TO COLES

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