

Legal Description of AEP Tract One B in Muskingum County
Columbus Southern Ohio Electric Company
(Muskingum County Deed Records: DR 573-904, DR 492-264, DR 578-101, DR 513-125,
DR 485-647, DR 464-284, DR 485-658, DR 448-191, DR 564-52, DR 485-664,
DR 485-652, DR 485-655 and DR 564-51)
1589.04 acres

Situated in the State of Ohio, County of Muskingum, Township of Adams, Quarter Township Two, and being all of Lots 1, 10, and 11, and part of Lots 2, 3, 4, 8, 9, 12, and 13, and part of the West Half of Section 3, and part of the Northwest Quarter of Section 8, Township 3, Range 6, United States Military Lands, and being part of the lands presently owned by Columbus Southern Ohio Electric Company, as per Muskingum County Deed Records: DR 573-904, DR 492-264, DR 578-101, DR 513-125, DR 485-647, DR 464-284, DR 485-658, DR 448-191, DR 564-52, DR 485-664, DR 485-652, DR 485-655 and DR 564-51, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at a monument found on the Northwest Corner of the Northeast Quarter of Section 3, and being the northwest corner of lands presently owned by Muskingum Watershed Conservancy District, (DR 331-123);

Thence along the lines of said Conservancy lands the following eight courses:

- 1) South 02 degrees 42 minutes 33 seconds West, 2716.30 feet to a pipe found;
- 2) South 00 degrees 41 minutes 03 seconds West, 1366.86 feet to a stone found;
- 3) South 00 degrees 40 minutes 22 seconds West, 1362.02 feet to a point on the south line of Section 3, and the north line of Section 8, passing an iron pin found at 1192.02 feet;
- 4) South 88 degrees 16 minutes 52 seconds East, 532.96 feet to axle found, passing an iron pin found at 150.00 feet;
- 5) South 01 degrees 43 minutes 25 seconds West, 899.35 feet to an axle found;
- 6) South 88 degrees 15 minutes 09 seconds East, 539.08 feet to an axle found;
- 7) North 01 degrees 26 minutes 11 seconds East, 899.36 feet to an axle found;
- 8) South 88 degrees 14 minutes 44 seconds East, 250.06 feet to an iron pin found on the northeast corner of the Northeast Quarter of Section 8;

Thence along the east line of said Northeast Quarter of Section 8, South 01 degrees 58 minutes 27 seconds West, 2637.20 feet to an iron pin set on the southeast corner of said northeast quarter of Section 8;

Thence along the south line of said northeast quarter of Section 8, North 87 degrees 16 minutes 43 seconds West, 2677.94 feet to an iron pin set on the southwest corner of the northwest quarter of Section 8;

Thence along the west line of said northwest quarter of Section 8, North 00 degrees 13 minutes 33 seconds West, 124.26 feet to an iron pin set on the southeast corner of Lot 11;

Thence along the south line of Lot 11, North 88 degrees 18 minutes 49 seconds West, 2661.07 feet to an iron pin set on the southeast corner of Lot 12;

Thence along the south line of said Lot 12, North 89 degrees 10 minutes 41 seconds West, 1353.86 feet to a stone found on the northeast corner of lands presently owned by R. L. and C. S. Roahrig (DR 995-105);

Thence along the north line of said Roahrig land, and the south line of Lot 12, North 88 degrees 34 minutes 43 seconds West, 1297.18 feet to a stone found on the southeast corner of Lot 13;

Thence along the east line of Lot 13, and said Roahrig lands, North 01 degrees 51 minutes 06 seconds East, 223.39 feet to an iron pin found;

Thence along the north line of said Roahrig lands, North 87 degrees 35 minutes 48 seconds West, 1341.35 feet to an iron pin found on the west line of the east half of Lot 13, and the east line of lands presently owned by the State of Ohio, Department of Natural Resources (DR 1130-775) (Tri-Valley Wildlife Area);

Thence along said west line, North 01 degrees 59 minutes 23 seconds East, 153.05 feet to a stone

found on the southwest corner of lands presently owned by R. F. and D. J. Hogue (OR 2226-458);

Thence along said Hogue lands the following four courses:

- 1) North 54 degrees 12 minutes 27 seconds East, 783.58 feet to an iron pin set on the south side of Stone Church Road;
- 2) North 16 degrees 12 minutes 50 seconds East, 825.00 feet to an iron pin set on the north side of Stone Church Road;
- 3) North 50 degrees 57 minutes 50 seconds East, 660.00 feet to an iron pin set on the east line of Lot 13, and the south side of Stone Church Road;
- 4) Along the east line of Lot 13, North 01 degrees 27 minutes 50 seconds East, 584.10 feet to an iron pin set on the northeast corner of Lot 13;

Thence along the north line of Lot 13, and the south line of Lot 8, the following two courses:

- 1) North 88 degrees 27 minutes 55 seconds West, 1128.82 feet to an iron pin found;
- 2) North 88 degrees 57 minutes 15 seconds West, 191.19 feet to a stone found on the east line of said State of Ohio lands;

Thence along the east line of said State of Ohio lands, North 01 degrees 52 minutes 30 seconds East, 660.00 feet to a monument found on the southeast corner of lands presently owned by L. G. Emerson (OR 1518-351);

Thence along said Emerson lands the following six courses:

- 1) North 01 degrees 30 minutes 18 seconds East, 1963.59 feet to a stone found;
- 2) South 89 degrees 59 minutes 30 seconds East, 618.92 feet to an iron pin set;
- 3) North 08 degrees 17 minutes 26 seconds West, 627.14 feet to a point in an 18 inch diameter butternut tree, passing an iron pin set at 624.14 feet;
- 4) North 82 degrees 36 minutes 49 seconds West, 1106.16 feet to an iron pin set;
- 5) North 70 degrees 41 minutes 08 seconds West, 761.02 feet to an iron pin set on the east line of Lot 4;
- 6) Along the east line of Lot 4, South 02 degrees 04 minutes 58 seconds West, 972.08 feet to an iron pin set on the southeast corner of Lot 4;

Thence along the south line of Lot 4, and lands presently owned by said Emerson, and M. R. Cochran (DR 1117-167), North 87 degrees 55 minutes 03 seconds West, 2661.40 feet to an iron pin set on the southwest corner of Lot 4, and the southeast corner of lands presently owned by D. M. Dawson (DR 1064-641);

Thence along the west line of Lot 4, and the east line of said Dawson lands, North 01 degrees 43 minutes 15 seconds East, 1251.33 feet to a pipe found on the southwest corner of lands presently owned by G. Heather and C. R. Yoho (DR 782-269);

Thence along the lines of said Heather and Yoho lands the following two courses:

- 1) South 88 degrees 34 minutes 34 seconds East, 1341.21 feet to a pipe found;
- 2) North 02 degrees 00 minutes 46 seconds East, 1304.59 feet to a pipe found on the Muskingum/Coshocton County Line, and the south line of lands presently owned by P. C. and D. Tumblin (DR 673-209);

Thence along the county line, South 89 degrees 42 minutes 59 seconds East, 255.24 feet to a point on the mean high water line of the south bank of Wills Creek;

Thence along said mean high water line the following nine courses:

- 1) South 55 degrees 09 minutes 20 seconds East, 159.22 feet to a point;
- 2) South 56 degrees 17 minutes 12 seconds East, 155.90 feet to a point;
- 3) South 61 degrees 35 minutes 01 seconds East, 184.48 feet to a point;
- 4) South 58 degrees 49 minutes 59 seconds East, 94.98 feet to a point;
- 5) South 60 degrees 59 minutes 42 seconds East, 175.24 feet to a point;
- 6) South 65 degrees 20 minutes 37 seconds East, 114.71 feet to a point;
- 7) South 64 degrees 59 minutes 00 seconds East, 101.11 feet to a point;
- 8) South 70 degrees 48 minutes 12 seconds East, 136.23 feet to a point;
- 9) South 81 degrees 25 minutes 00 seconds East, 74.67 feet to a point on the northwest corner of lands presently owned by R. Staugh, and K. M. Oakleaf (DR 455-263) and the west line of Lot 3;

Thence along the lines of said Staugh and Oakleaf Lands, the following three courses:

- 1) Along the west line of Lot 3, South 02 degrees 04 minutes 58 seconds West, 136.86 feet to a point;
- 2) South 79 degrees 22 minutes 12 seconds East, 136.86 feet to a point;

- 3) North 02 degrees 04 minutes 58 seconds East, 136.86 feet to a point on the mean high water line of Wills Creek;

Thence along the said mean high water line the following thirteen courses:

- 1) South 78 degrees 34 minutes 15 seconds East, 62.39 feet to a point;
- 2) South 81 degrees 15 minutes 11 seconds East, 112.62 feet to a point;
- 3) South 79 degrees 48 minutes 43 seconds East, 172.45 feet to a point;
- 4) South 85 degrees 37 minutes 37 seconds East, 121.03 feet to a point;
- 5) South 78 degrees 28 minutes 30 seconds East, 119.94 feet to a point;
- 6) South 78 degrees 42 minutes 01 seconds East, 139.45 feet to a point;
- 7) South 80 degrees 06 minutes 50 seconds East, 144.62 feet to a point;
- 8) South 75 degrees 31 minutes 41 seconds East, 160.79 feet to a point;
- 9) South 73 degrees 48 minutes 55 seconds East, 93.86 feet to a point;
- 10) South 67 degrees 01 minutes 10 seconds East, 53.18 feet to a point;
- 11) South 57 degrees 40 minutes 05 seconds East, 163.43 feet to a point;
- 12) South 77 degrees 21 minutes 47 seconds East, 171.57 feet to a point;
- 13) South 82 degrees 07 minutes 56 seconds East, 87.51 feet to a point on the northwest corner of lands presently owned by W.J. Jones, Jr. (OR 1536-915);

Thence along the lines of said Jones lands the following three courses:

- 1) South 00 degrees 06 minutes 43 seconds West, 183.76 feet to a pipe found, passing a pipe found at 29.72 feet;
- 2) South 83 degrees 55 minutes 04 seconds East, 97.73 feet to a pipe found;
- 3) North 01 degrees 17 minutes 27 seconds East, 188.17 feet to point on the mean high water line of Wills Creek, passing an pipe found at 154.00 feet;

Thence along said mean high water line, the following five courses:

- 1) South 88 degrees 30 minutes 43 seconds East, 47.45 feet to a point;
- 2) North 82 degrees 21 minutes 42 seconds East, 111.87 feet to a point;
- 3) North 78 degrees 29 minutes 16 seconds East, 93.70 feet to a point;
- 4) North 57 degrees 38 minutes 05 seconds East, 198.31 feet to a point;
- 5) North 57 degrees 28 minutes 25 seconds East, 68.56 feet to a point on the northwest corner of lands presently owned by J. D. Newcome, R. A. Cody, T. J. Archer, and R. D. Archer, (OR 2160-440);

Thence along the lines of said Newcome, Cody, and Archer's lands, the following seven courses:

- 1) South 46 degrees 22 minutes 52 seconds East, 251.90 feet to an iron pin found, passing an iron pin found at 17.00 feet;
- 2) South 46 degrees 43 minutes 52 seconds East, 10.04 feet to an iron pin found;
- 3) North 56 degrees 15 minutes 11 seconds East, 110.95 feet to an iron pin found;
- 4) North 13 degrees 56 minutes 37 seconds East, 14.68 feet to an iron pin found;
- 5) North 15 degrees 37 minutes 56 seconds East, 359.05 feet to an iron pin found;
- 6) North 46 degrees 29 minutes 52 seconds West, 90.22 feet to an iron pin found;
- 7) North 44 degrees 34 minutes 21 seconds West, 20.34 feet to a point on the mean high water line of Wills Creek;

Thence along said mean high water line the following six courses:

- 1) North 45 degrees 31 minutes 21 seconds East, 142.65 feet to a point;
- 2) North 37 degrees 59 minutes 39 seconds East, 138.68 feet to a point;
- 3) North 36 degrees 11 minutes 28 seconds East, 82.15 feet to a point;
- 4) North 50 degrees 50 minutes 31 seconds East, 92.81 feet to a point;
- 5) North 45 degrees 32 minutes 29 seconds East, 122.97 feet to a point;
- 6) North 56 degrees 33 minutes 25 seconds East, 15.47 feet to a point on the Muskingum/Coshocton County Line;

Thence along the county line, South 88 degrees 17 minutes 56 seconds East, 4995.96 feet to a point on the northeast corner of Lot 1;

Thence continuing along said county line, South 88 degrees 17 minutes 56 seconds East, 35.22 feet a point on the southwest corner of Fractional Section 23;

Thence along the north line of said section 3, South 86 degrees 16 minutes 05 seconds East, 1353.13 feet to the principal place of beginning, containing 1592.98 acres, more or less.

Excepting from the above described parcel a 3.94 acre parcel, presently owned by Dukenet Communications Services LLC (Official Record 2175-5), and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being part of Lot 9, and Lot 12, of Quarter Township 2, Township 3, Range 6, United States Military Lands, and presently owned by Dukenet Communications Services LLC, as per Official Record 2175, Page 5, and being more particularly described as follows:

Beginning for reference at an iron pin set on the Southwest Corner of Lot 9;
Thence along the south line of Lot 9, South 89 degrees 42 minutes 59 seconds East, 1212.63 feet to a point and the principal place of beginning;

Thence along the lines of said Dukenet lands the following eight courses:

- 1) North 01 degrees 44 minutes 05 seconds East, 211.25 feet to a point in Stone Church Road, passing a pipe found at 190.00 feet;
- 2) Along the centerline of said road, North 71 degrees 17 minutes 31 seconds East, 178.90 feet to a point;
- 3) Along the centerline of said road, North 78 degrees 44 minutes 31 seconds East, 194.00 feet to a point;
- 4) Along the centerline of said road, along a curve to the left having a radius of 379.46 feet and an arc length of 196.35 feet, a central angle of 29 degrees 38 minutes 51 seconds, and a chord which bears North 61 degrees 50 minutes 31 seconds East, 194.17 feet to a point;
- 5) Along the centerline of said road, North 44 degrees 56 minutes 31 seconds East, 33.06 feet to a point;
- 6) South 01 degrees 37 minutes 47 seconds West 447.76 feet to an iron pipe found, passing a pipe found at 32.75 feet, and the lot line at 437.76 feet;
- 7) North 88 degrees 18 minutes 48 seconds West, 548.46 feet to an iron pin set;
- 8) North 01 degrees 44 minutes 05 seconds East, 10.00 feet to the principal place of beginning, containing 3.94 acres, more or less;

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, North Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed February 20, 2013 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDED

3-25-13

Date

Parcel No.

All of: 02-01-02-01-000 +/- 158.05 Acres (part of Lot 2)
Part of: 02-01-02-05-000 +/- 80.64 Acres (part of Lot 3)
All of: 02-01-02-08-000 +/- 110.06 Acres (part of Lot 4)
All of: 02-01-02-20-000 +/- 79.64 Acres (part of Lot 8)
All of: 02-01-02-21-000 +/- 157.02 Acres (part of Lot 9)
All of: 02-01-02-23-000 +/- 162.56 Acres (part of Lot 12)
All of: 02-01-02-26-000 +/- 29.85 Acres (part of Lot 13)
All of: 02-20-42-01-000 +/- 162.50 Acres (All of Lot 1)
All of: 02-20-42-02-000 +/- 162.22 Acres (All of Lot 10)
All of: 02-20-42-03-000 +/- 161.94 Acres (All of Lot 11)
All of: 02-20-03-02-000 +/- 173.15 Acres
Part of: 02-20-08-01-000 +/- 151.41 Acres
Tract One B acreage +/-1589.04 Acres

Exception

All of: 02-01-02-22-000 +/- 3.94 Acres (part of Lot 9 and 12)

Total acreage +/-1592.98 Acres



DESCRIPTION
APPROVED
By: *[Signature]*

3/28/2013

LEGEND

- Pipe Found
- Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- ⊕ PK Nail Set
- ⊕ Monument Found
- Stone Found
- ▲ Railroad Spike Set
- ▲ Railroad Spike Found
- Axle Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning

BASIS OF BEARING

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

PARCEL NO.'S

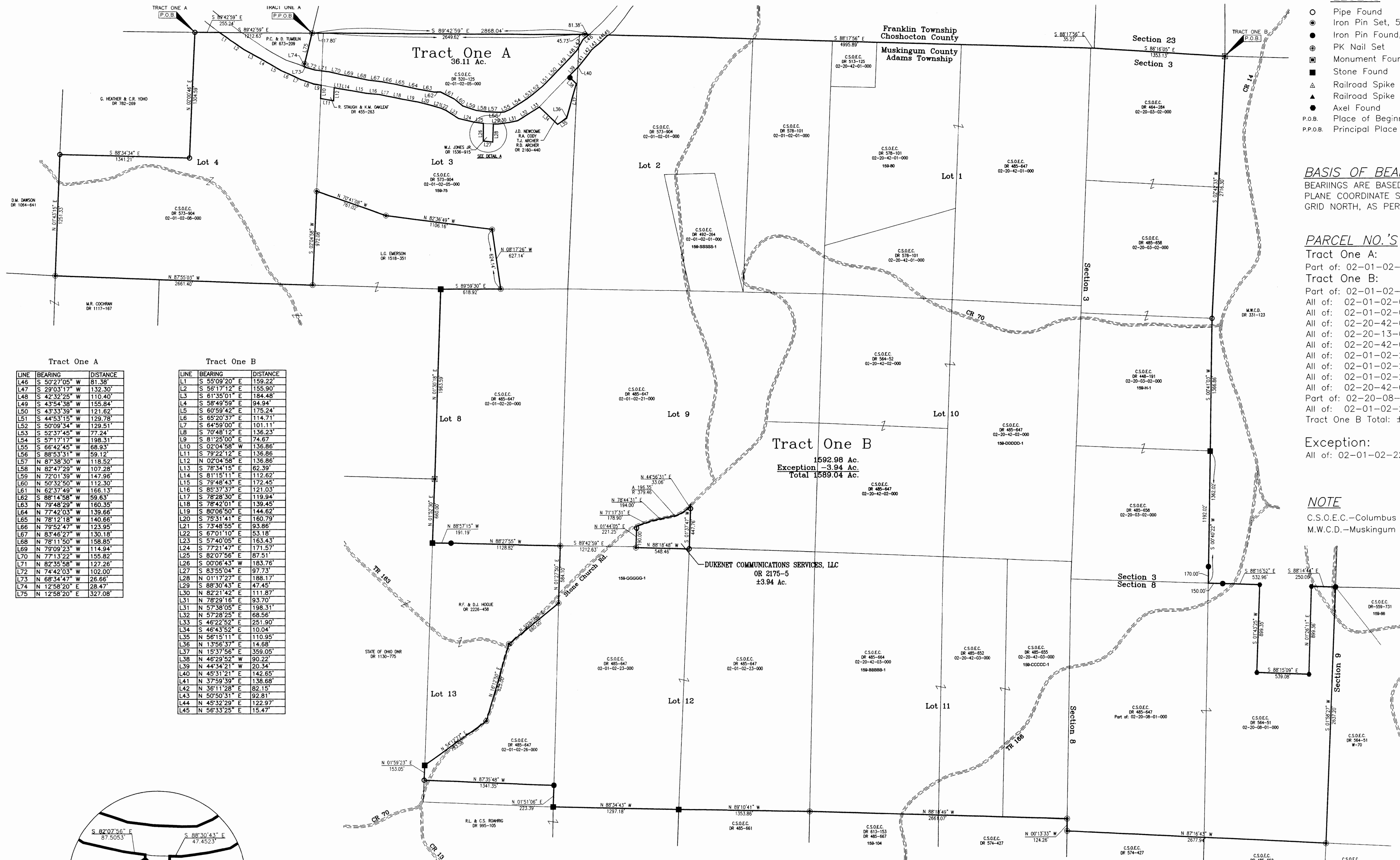
Tract One A:
Part of: 02-01-02-05-000 (North) ±36.11 Ac. Part of Lots 2, 3 & 4
Tract One B:
Part of: 02-01-02-05-000 (south) ±80.64 Ac. Part of Lot 3
All of: 02-01-02-08-000 ±110.06 Ac. Part of Lot 4
All of: 02-01-02-01-000 ±158.05 Ac. Part of Lot 2
All of: 02-20-42-01-000 ±162.50 Ac. All of Lot 1
All of: 02-20-13-02-000 ±173.15 Ac.
All of: 02-20-42-02-000 ±162.22 Ac. All of Lot 10
All of: 02-01-02-20-000 ±79.64 Ac. Part of Lot 8
All of: 02-01-02-26-000 ±29.85 Ac. Part of Lot 13
All of: 02-01-02-23-000 ±162.56 Ac. Part of Lot 12
All of: 02-20-42-03-000 ±161.94 Ac. All of Lot 11
Part of: 02-20-08-01-000 ±151.41 Ac.
All of: 02-01-02-21-000 ±157.02 Ac. Part of Lot 9
Tract One B Total: ±1589.04 Ac.

Exception:

All of: 02-01-02-22-000 ±3.94 Ac. part of Lots 9 & 12

NOTE

C.S.O.E.C.—Columbus Southern Ohio Electric Company
M.W.C.D.—Muskingum Watershed Conservatory District

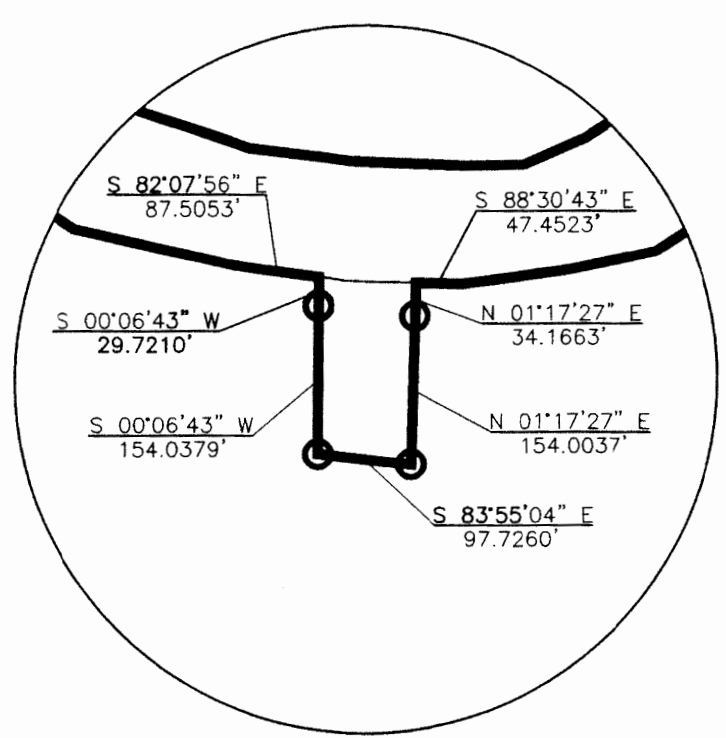


Tract One A

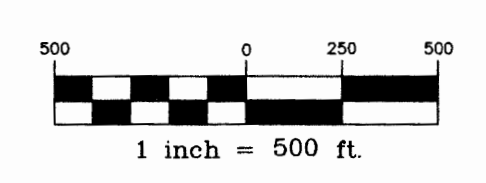
LINE	BEARING	DISTANCE
L46	S 50°27'05" W	81.38
L47	S 29°03'17" W	132.30
L48	S 42°32'25" W	110.40
L49	S 43°54'38" W	155.84
L50	S 43°33'39" W	121.62
L51	S 44°53'15" W	129.78
L52	S 50°09'34" W	129.51
L53	S 52°37'45" W	77.24
L54	S 57°17'17" W	198.31
L55	S 66°42'45" W	68.93
L56	S 88°53'31" W	59.12
L57	N 87°38'30" W	118.52
L58	N 82°47'29" W	107.28
L59	N 72°01'39" W	147.96
L60	N 50°32'50" W	112.30
L61	N 62°37'49" W	166.13
L62	S 88°14'58" W	59.63
L63	N 79°48'29" W	160.35
L64	N 77°42'03" W	139.66
L65	N 78°12'18" W	140.66
L66	N 79°52'47" W	123.95
L67	N 83°46'27" W	130.18
L68	N 78°11'50" W	158.85
L69	N 79°09'23" W	114.94
L70	N 77°13'22" W	155.82
L71	N 82°35'58" W	127.26
L72	N 74°42'03" W	102.00
L73	N 68°34'47" W	26.66
L74	N 12°58'20" E	28.47
L75	N 12°58'20" E	327.08

Tract One B

LINE	BEARING	DISTANCE
L1	S 55°09'20" E	159.22
L2	S 56°17'12" E	155.90
L3	S 61°35'01" E	184.48
L4	S 58°49'59" E	94.94
L5	S 60°59'42" E	175.24
L6	S 65°20'37" E	114.71
L7	S 84°59'00" E	101.11
L8	S 70°48'12" E	136.23
L9	S 81°25'00" E	74.67
L10	S 02°04'58" W	136.86
L11	S 79°22'12" E	136.86
L12	N 02°04'58" E	136.86
L13	S 76°34'15" E	62.39
L14	S 81°15'11" E	112.62
L15	S 79°48'43" E	172.45
L16	S 85°37'37" E	121.03
L17	S 78°28'30" E	119.94
L18	S 78°42'01" E	139.45
L19	S 80°06'50" E	144.62
L20	S 79°31'41" E	160.79
L21	S 73°48'55" E	93.86
L22	S 67°01'10" E	53.18
L23	S 57°40'05" E	163.43
L24	S 77°21'47" E	171.57
L25	S 82°07'56" E	87.51
L26	S 00°06'43" W	183.76
L27	S 83°55'04" E	97.73
L28	N 01°17'27" E	188.17
L29	S 88°30'43" E	47.45
L30	N 82°21'42" E	111.87
L31	N 78°29'16" E	93.70
L32	N 57°28'25" E	68.56
L33	S 48°22'52" E	251.90
L34	S 48°43'52" E	110.04
L35	N 56°15'11" E	110.95
L36	N 13°58'17" E	14.68
L37	N 15°37'56" E	359.05
L38	N 45°29'52" W	90.22
L39	N 44°34'21" W	20.34
L40	N 45°31'21" E	142.65
L41	N 37°59'39" E	136.68
L42	N 36°11'28" E	82.15
L43	N 50°30'31" E	92.81
L44	N 45°32'29" E	122.97
L45	N 56°33'25" E	15.47



DETAIL A
N.T.S.



John J. Newcome, P.S.
John J. Newcome, P.S.
Reg. Surveyor No. 7321
3-25-13
Date

Project No.: AEP-943
AEP
COLUMBUS SOUTHERN OHIO ELECTRIC COMPANY
MUSKINGUM COUNTY
TRACT ONE, A & B
Linn Engineering, Inc.
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086
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