



## Linn Engineering, Inc.

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2088 • Zanesville, Ohio 43702-2088

### AEP GENERATING COMPANY OR 2130-356 WATER INTAKE FACILITY

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

Being a part of Lot 21, Quarter Township Four of the United States Military Lands, Township 3, Range 8, and being a part of lands now owned by AEP Generating Company as described in Muskingum County Official Record 2130, Page 356-371, and more particularly described as follows:

Beginning at a point on the southeast corner of Lot 18, Quarter Township 4, Township 3, Range 8, United States Military Lands;

thence South 88 degrees 02 minutes 54 seconds East for 12.91 feet to the low water mark of the Muskingum River;

thence along said low water mark of the Muskingum River the following three courses:

- 1) South 25 degrees 14 minutes 00 seconds West for 862.89 feet to a point, from which an iron pin found bears North 80 degrees 31 minutes 49 seconds West for 20.00 feet;
- 2) South 07 degrees 26 minutes 13 seconds West for 442.94 feet to a point;
- 3) South 01 degrees 52 minutes 09 seconds East for 96.77 feet to a point on the north line of lands presently owned by D. K. Matthews (DR 1153-927);

thence along said north line of Matthews' lands the following two courses;

- 1) South 77 degrees 13 minutes 54 seconds West for 399.92 feet to an iron pin found;
- 2) North 34 degrees 52 minutes 04 seconds West for 46.00 feet to an iron pin found on the southeast corner of lands presently owned by Wayne D. and Abby L. Tignor (OR 1953-27);

thence along said Tignor lands the following three courses:

- 1) North 36 degrees 07 minutes 56 seconds East for 203.20 feet to an iron pin found;
- 2) North 16 degrees 06 minutes 11 seconds West for 140.97 feet to an iron pin found;
- 3) North 76 degrees 36 minutes 54 seconds West for 191.89 feet to a point in the centerline of Dresden Road, passing an iron pin found at 172.17 feet;

thence along said centerline of Dresden Road North 06 degrees 20 minutes 09 seconds East for 338.81 feet to a point on the north line of lands presently owned by S. and J. Harper (DR 1914-743);

thence along said Harper lands the following four courses:

- 1) North 67 degrees 17 minutes 00 seconds West for 299.85 feet to an iron pin found;
- 2) South 45 degrees 30 minutes 30 seconds West for 232.81 feet to an iron pin found;
- 3) South 55 degrees 28 minutes 17 seconds East for 300.02 feet to a point in the centerline of a perennial stream, from which an iron pin found bears North 68 degrees 48 minutes 39 seconds East for 32.54 feet;

- 4) South 25 degrees 37 minutes 04 seconds East for 299.82 feet to the intersection of Dresden Road and the perennial stream;

thence along the centerline of said Dresden Road the following four courses:

- 1) South 01 degrees 59 minutes 18 seconds West for 101.52 feet to a point;
- 2) South 16 degrees 12 minutes 03 seconds East for 192.14 feet to a point, from which an iron pin bears South 83 degrees 52 minutes 41 seconds East 34.85 feet;
- 3) South 09 degrees 11 minutes 55 seconds East for 101.77 feet to a point;
- 4) South 00 degrees 35 minutes 43 seconds West for 211.78 feet to a railroad spike found on the east line of lands now owned by Board of Park Commissioners Muskingum County Park District (DR 1122-47);

thence along the east line of said Board of Park Commissioners Muskingum County Park District lands the following seven courses:

- 1) North 32 degrees 54 minutes 32 seconds West for 46.09 feet to an iron pin found;
- 2) North 30 degrees 09 minutes 39 seconds West for 86.25 feet to an iron pin found;
- 3) North 25 degrees 45 minutes 12 seconds West for 126.93 feet to an iron pin found;
- 4) North 24 degrees 02 minutes 09 seconds West for 128.46 feet to a point, from which an iron pin found bears North 66 degrees 51 minutes 33 seconds East 10.00 feet;
- 5) North 23 degrees 10 minutes 24 seconds West for 671.21 feet to an iron pin found;
- 6) a curve to the right having a radius of 1272.53 feet and an arc length of 539.23 feet, being subtended by a chord bearing North 11 degrees 01 minutes 39 seconds West for a distance of 535.21 feet to an iron pin found;
- 7) a curve to the right having a radius of 1272.53 feet and an arc length of 20.00 feet, being subtended by a chord bearing North 01 degrees 33 minutes 44 seconds East for a distance of 20.00 feet to a point on the south line of lands presently owned by Ohio Concrete Products (DR 553-130);

thence along the south line of said Ohio Concrete Products lands the following four courses:

- 1) South 60 degrees 03 minutes 51 seconds East for 166.68 feet to an iron pin found;
- 2) North 80 degrees 52 minutes 28 seconds East for 127.67 feet to an iron pin found;
- 3) North 04 degrees 44 minutes 39 seconds East for 26.47 feet to an iron pin found;
- 4) South 76 degrees 14 minutes 55 seconds East for 247.50 feet to an iron pin found on the southeast corner of said Ohio Concrete Products' lands;

thence along the east line of said Ohio Concrete Product's lands North 10 degrees 30 minutes 03 seconds East 396.60 feet to a point on the centerline of McGlade School Road, passing an iron pin found at 376.60 feet;

thence along said centerline of McGlade School Road and the south line of lands now owned by Ohio Power Company (DR 497-161), South 88 degrees 02 minutes 54 seconds East for 221.05 feet to an axle found on the centerline of Dresden Road, from which a railroad spike found bears South 64 degrees 02 minutes 57 seconds East 0.64 feet;

thence along continuing along said Ohio Power Company's south line, South 88 degrees 02 minutes 54 seconds East for 631.63 feet to the place of beginning, passing an iron pin found at 604.90 feet;

containing 26.43 acres, more or less, subject to all legal road right of ways , and applicable easements written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, Grid North, as per monumentation provided within the survey area by Black and Veatch Corporation.

This description is written based on an actual field survey completed September 20, 2004 by Timothy H. Linn, Reg. No. 7113.

~~OFFICE COPY~~  
~~NOT RECORDABLE~~

4/19/17  
Date



<u>Parcel No.</u>	
All of: 10-10-34-51-50-000	(10.03 ac.)
All of: 10-10-34-51-50-001	( 8.07 ac.)
All of: 10-10-34-51-50-002	( 1.54 ac.)
<u>All of: 10-10-34-51-50-003</u>	<u>( 6.79 ac.)</u>
Total	(26.43 ac.)

DESCRIPTION  
APPROVED  
By: *[Signature]*



**SITUATED IN**

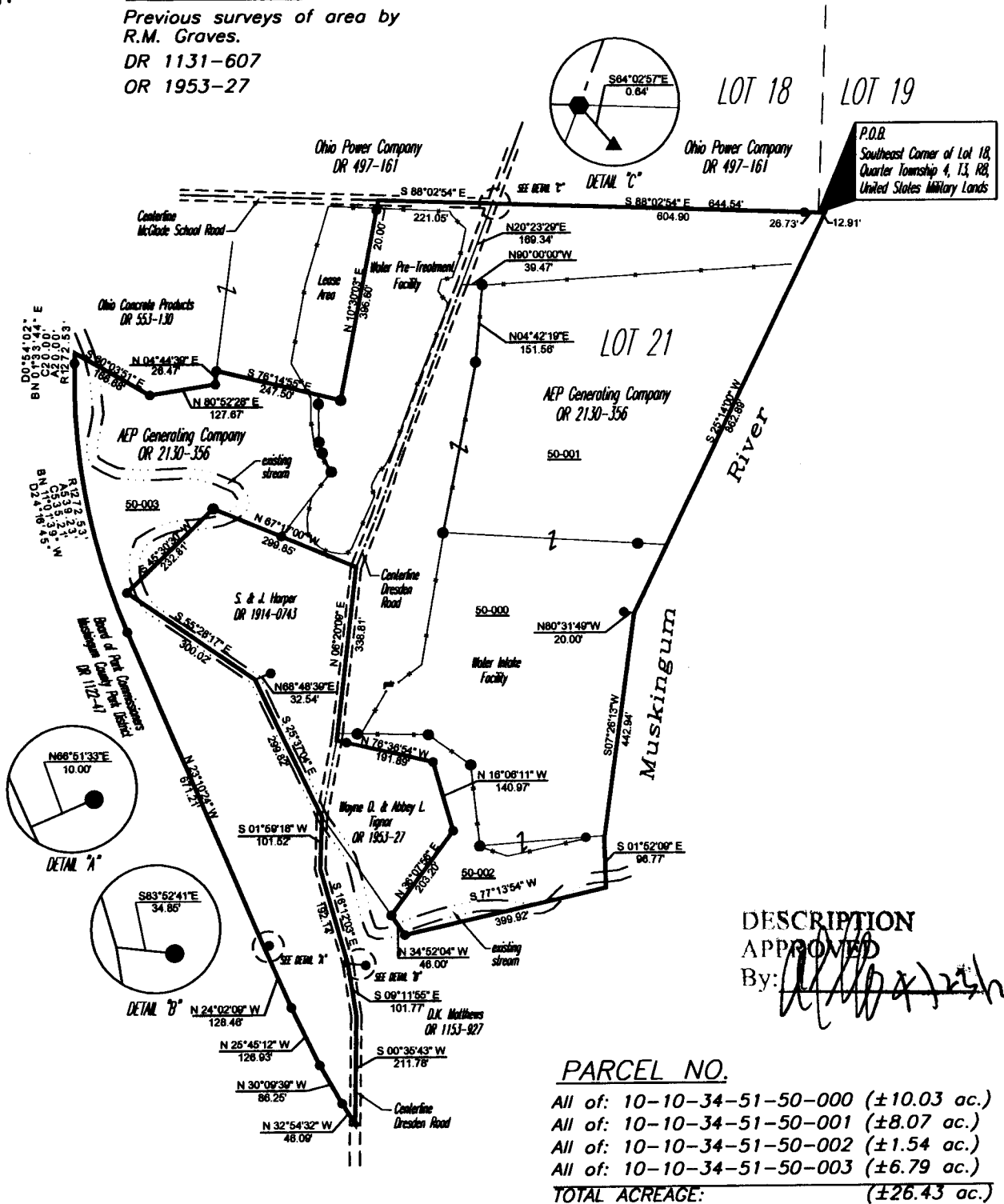
The State of Ohio, County of Muskingum  
Township of Cass, and being a part of Lot 21,  
Quarter Township 4, T3, R8, U.S.M.L.

**LEGEND**

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- ▲ Railroad Spike Found
- ✕✕ 8' High Chain Link Fence

**REFERENCES**

Previous surveys of area by  
R.M. Graves.  
DR 1131-607  
OR 1953-27



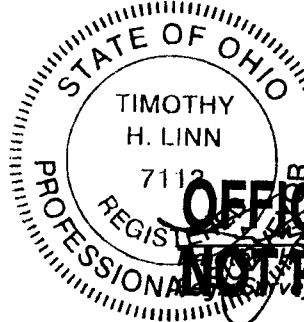
DESCRIPTION APPROVED  
By: *[Signature]*

**PARCEL NO.**

- All of: 10-10-34-51-50-000 (±10.03 ac.)
- All of: 10-10-34-51-50-001 (±8.07 ac.)
- All of: 10-10-34-51-50-002 (±1.54 ac.)
- All of: 10-10-34-51-50-003 (±6.79 ac.)
- TOTAL ACREAGE: (±26.43 ac.)**

**BASIS OF BEARING**

Bearings are based on Ohio State Plane Coordinate System,  
South Zone, NAD83, Grid North, as per monumentation provided  
within the survey area by Black & Veatch Corporation.



**OFFICE COPY NOT RECORDABLE**  
Date: 4/9/12

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.

Project No.: 10-34 DOMINION



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

ADDRESS N/A  
10-34-51-50 PS

Martin Farms  
26.43 Ac.  
All of Parcel No. 10-34-51-50-000

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Situated in the State of Ohio, County of Muskingum, Township  
of Cass:

Being a part of Lot 21 in Quarter Township Four (4),  
Township Three (3), Range Eight (8) of the United States Military  
Lands and property owned by Martin Farms and Recorded in Deed  
Book 1131, page 607 of the Muskingum County Deed Records bounded  
and described as follows:

Beginning at a railroad spike at the intersection of McGlade  
School Road and Dresden Road on the north line of said Lot 21,  
said spike bears S 88° 03' 51" E (the base of bearings for  
this description is State Plane Grid from a solar observation)  
along the north line of Lot 21 a distance of 2008.9 feet from  
a stone 1.2 feet deep in the road at the northwest corner of  
said Lot 21, said spike bears S 62° 33' 35" W 16.57 feet from  
a GPS monument; thence S 88° 03' 51" E along the north line  
of said Lot 21 and the south line of property owned by Ohio  
Power Co. (Vol. 497, pg. 161) a distance of 644.00 feet to the  
Low Water mark of the Muskingum River and passing through an  
iron pin set at 604.36 feet; thence S 25° 14' 29" W along the  
Low Water mark of said river 863.00 feet to a point which bears  
S 80° 30' 33" E 20.00 feet from an iron pin set; thence  
S 7° 26' 51" W along said Low Water mark 442.88 feet to a point,  
said point bears S 86° 41' 06" E 36.00 feet from an iron pin  
set; thence S 1° 52' 31" E along said river 96.77 feet to a  
point; thence S 77° 14' 28" W along the north line of property  
owned by Donald K. Matthews (Vol. 799, pg. 30) and along the  
southerly line of a creek a distance of 399.92 feet to an iron  
pin set and passing through an iron pin set at 70.00 feet; thence  
N 34° 50' 48" W 45.98 feet to an iron pin set at the southeast  
corner of a 1.24 acre parcel owned by Junior Tignor (Vol. 574,  
pg. 892); thence along the lines of said Tignor property the  
following 3 courses and distances:

- 1 - N 36° 03' 12" E 203.23 feet to an iron pin found
- 2 - N 16° 04' 48" W 140.76 feet to an iron pin found
- 3 - N 76° 34' 48" W 191.73 feet to a railroad spike set in  
the center of Dresden Road and passing through an iron pin set  
at 172.01 feet; thence N 6° 21' 47" E along the center of said  
Dresden Road and the east line of a 2.71 acre parcel owned by  
Steven and Janet Harper (Vol. 1028, pg. 503) a distance of 338.77  
feet to a point; thence following the lines of said Harper

property the following 4 courses and distances:

1 - N 67° 15' 44" W 299.85 feet to an iron pin set and passing through iron pins found at 35.35 feet and 157.20 feet

2 - S 45° 31' 16" W 232.87 feet to an iron pin set

3 - S 55° 27' 44" E 300.00 feet to a point which bears S 68° 49' 55" W 32.54 feet from an iron pin set

4 - S 25° 35' 48" E 299.82 feet to a nail set in the center of a bridge on said Dresden Road; thence following the center of said road and the west line of property owned by Donald K. Matthews (Vol. 799, pg. 30) the following 4 courses and distances:

1 - S 2° 00' 34" W 101.52 feet to a nail set

2 - S 16° 10' 47" E 192.14 feet to a nail which bears N 83° 50' 45" W 34.84 feet from an iron pin set

3 - S 9° 10' 39" E 101.77 feet to a nail set

4 - S 00° 35' 39" W 211.75 feet to a railroad spike set on the easterly line of the Old Connecting Railroad Right-of-Way; thence along said right-of-way on a curve to the right having a radius of 1382.69 feet (the chord of which bears N 31° 06' 15" W 132.31 feet, an arc distance of 132.37 feet to an iron pin set and passing through an iron pin set at an arc distance of 46.12 feet; thence along said spiraled right-of-way N 25° 44' 10" W 126.96 feet to an iron pin set 50.00 feet northeasterly of said centerline; thence along said spiraled right-of-way N 24° 01' 58" W 128.44 feet to a point, said point bears N 66° 50' 18" E 50.00 feet from an iron monument found in the center of said railroad at P.C. Sta. 208+55.6, said point bears S 66° 50' 18" W 10.00 feet from an iron pin set; thence following said right-of-way 50.00 feet easterly of said centerline N 23° 09' 42" W 671.15 feet to an iron pin set which bears N 66° 50' 18" E 50.00 feet from an iron pin set at P.T. Sta. 201+84.5; thence following said right-of-way on a curve to the right having a radius of 1272.53 feet (the chord of which bears N 10° 34' 14" W 554.73 feet) an arc distance of 559.22 feet to a point in a creek and passing through an iron pin set at an arc distance of 539.22 feet; thence leaving said railroad and following the lines of a 2.03 acre parcel and a 2.25 acre parcel both owned by Ohio Concrete Products (Vol. 553, pg. 130) the following 5 courses and distances:

1 - S 60° 02' 23" E 166.60 feet to an iron pin set

2 - N 80° 52' 37" E 127.70 feet to an iron pin set

3 - N 4° 46' 31" E 26.50 feet to an iron pin set

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4 - S 76° 10' 21" E 247.50 feet to an iron pin set

5 - N 10° 35' 52" E 396.60 feet to a railroad spike set on the north line of said Lot 21 and in McGlade School Road and passing through an iron pin set at 376.60 feet; thence S 88° 03' 51"E along said McGlade School Road and along the north line of said Lot 21 a distance of 221.05 feet to the place of beginning containing Twenty-six and Forty-three-hundredths (26.43) acres.

All of Parcel No. 10-34-51-50-000.

Subject to all legal right-of-ways and easements on record.

This description was written April 30, 1998, from a Field Survey by Richard Max Graves, Registered Surveyor, No. 5792.

All iron pins set in 5/8" x 30" rebar and capped No. 5792.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

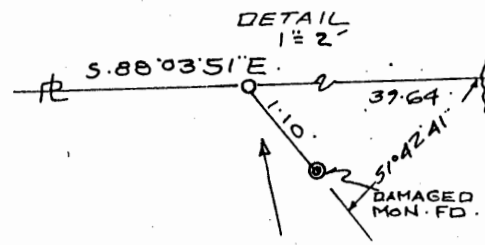
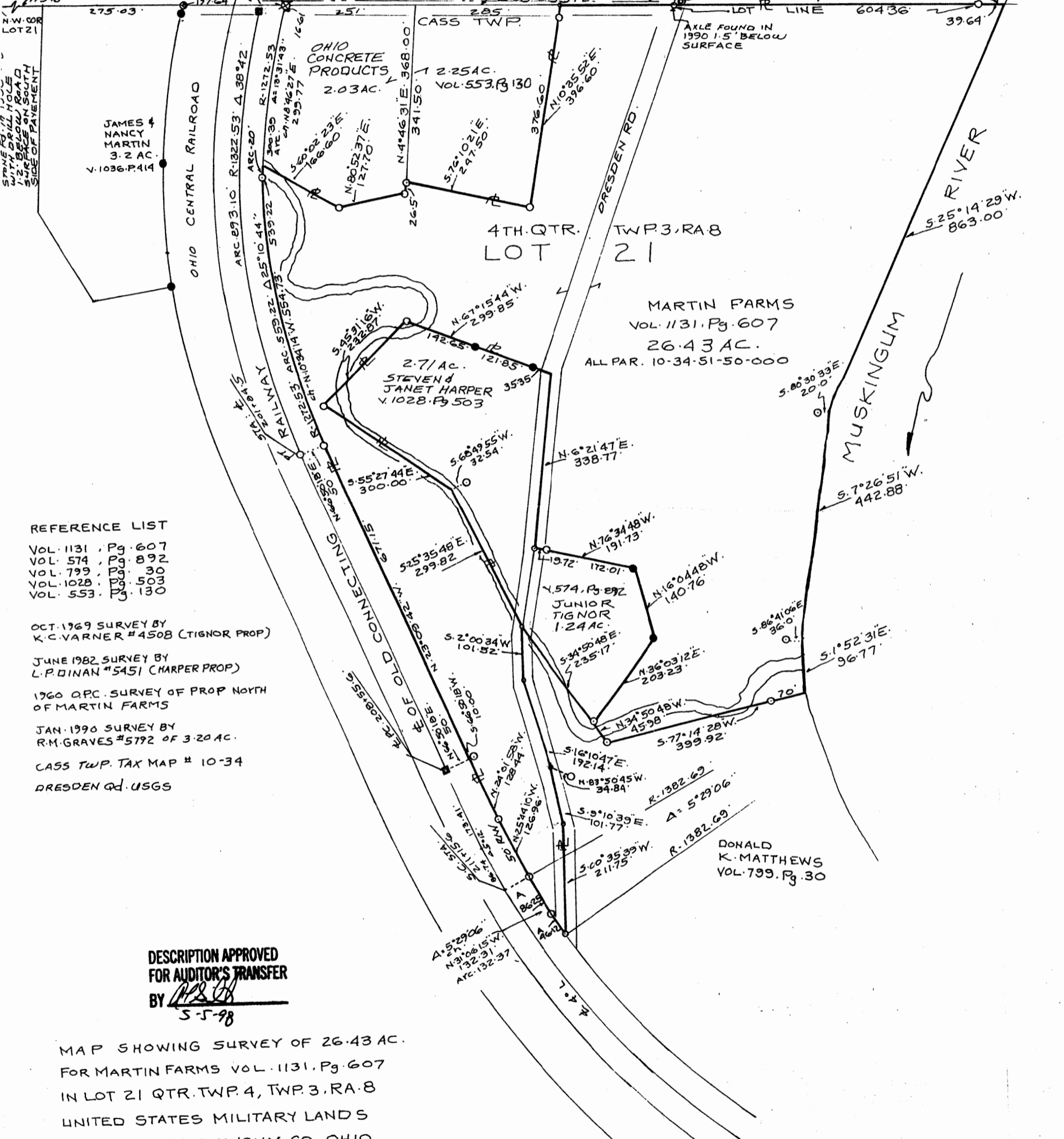
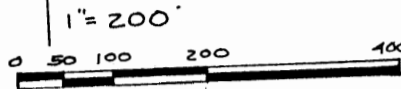
BY ALB

5-5-98

BASE OF BEARINGS IS STATE PLANE GRID FROM A SOLAR OBSERVATION

0 5/8" x 30" IRON PIN SET (CAPPED #5792)

- IRON PIN FOUND
- IRON MONUMENT FOUND IN RAILROAD E
- ⊠ AXLE FOUND
- RAILROAD SPIKE SET
- NAIL SET
- STONE FOUND



- REFERENCE LIST
- VOL. 1131, Pg. 607
  - VOL. 574, Pg. 892
  - VOL. 799, Pg. 30
  - VOL. 1028, Pg. 503
  - VOL. 553, Pg. 130

OCT. 1969 SURVEY BY  
K.C. VARNER #4508 (TIGNOR PROP)

JUNE 1982 SURVEY BY  
L.P. DINAN #5451 (HARPER PROP)

1960 OPC. SURVEY OF PROP NORTH  
OF MARTIN FARMS

JAN. 1990 SURVEY BY  
R.M. GRAVES #5792 OF 3.20 AC.

CASS TWP. TAX MAP # 10-34

DRESDEN Qd. USGS

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
5-5-98

MAP SHOWING SURVEY OF 26.43 AC.  
FOR MARTIN FARMS VOL. 1131, Pg. 607  
IN LOT 21 QTR. TWP. 4, TWP. 3, RA. 8  
UNITED STATES MILITARY LANDS  
CASS TWP. MUSKINGUM CO, OHIO

RICHARD MAX GRAVES  
REGISTERED SURVEYOR # 5792  
2925 KENLO WOODS DR.  
NASHPORT, OHIO 43830  
APR 16 1992  
OFFICE COPY  
NOT RECORDABLE  
*Richard Max Graves*