

+- 21.85 Acre Split of Logan and Victoria Dawson Lands

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill, and being part of the Southeast Quarter of Section 1, Township 13, Range 11, Congress Lands East of the Scioto River, and being part of the lands presently owned by Logan A. and Victoria J. Dawson, as per Official Record 2165, Page 516, and being more particularly described as follows:

Beginning for reference at a point in the centerline of Dawson Road at the southwest corner of the Southeast Quarter of Section 1, Township 13, Range 11, Congress Lands East of the Scioto River;

Thence along the west line of said quarter section and the east line of lands presently owned by A. E. P. Generation Resources Inc.(OR 2551-487), North 00 degrees 53 minutes 13 seconds East, (passing an iron pin set at 15.80 feet), 400.00 feet to an iron pin set, and the principal place of beginning;

Thence continuing along the east line of said quarter section, and the west line of said A. E. P. , and the west line of lands presently owned by Clayton Dawson(OR 1136-437), North 00 degrees 53 minutes 13 seconds East, 2288.56 feet to an iron pin found on a corner of lands presently owned by Century National Bank, Trustee of the Sharon A. Dawson Trust, U/S/D/T,(OR 2276-668);

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

- 1.) South 88 degrees 00 minutes 07 seconds East, 321.16 feet to an iron pin found;
- 2.) South 01 degrees 27 minutes 45 seconds West, 634.29 feet to an iron pin found;
- 3.) South 08 degrees 29 minutes 34 seconds East, 685.71 feet to an iron pin found on a corner of lands presently owned by Logan A. and Victoria J. Dawson,(OR 2165-516);

Thence through the said Dawson lands the following three courses:

- 1.) South 06 degrees 44 minutes 58 seconds East, 984.88 feet to an iron pin set;
- 2.) South 87 degrees 48 minutes 53 seconds West, 80.01 feet to an iron pin set;
- 3.) South 00 degrees 52 minutes 09 seconds West, 76.47 feet to a point on the north line of lands also presently owned by Logan A. and Victoria J. Dawson,(DR 744-252), from which an iron pin set bears South 01 degrees 11 minutes 10 seconds West, 0.97 feet;

Thence along the north line of said Dawson lands, North 78 degrees 58 minutes 31 seconds West, 485.06 feet to the principal place of beginning, containing 21.85 acres more or less.

Appended to the above described tract is a twenty five feet wide Augmenting Ingress, Egress Easement, being 12.5 feet right and left of the following described centerline, and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill, and being part of the Southeast Quarter of Section 1, Township 13, Range 11, Congress Lands East of the Scioto River, and being part of the lands presently owned by Logan A. and Victoria J. Dawson, as per Deed Record 744, Page 252, and being more particularly described as follows:

Beginning for reference at a point in the centerline of Dawson Road at the southwest corner of the Southeast Quarter of Section 1, Township 13, Range 11, Congress Lands East of the Scioto River, from which an iron pin set bears North 00 degrees 53 minutes 13 seconds East 15.80 feet;

53-30-01-10-001 A

Thence along the centerline of said road, South 88 degrees 13 minutes 34 seconds East, 359.02 feet to a point, and the principal place of beginning;

Thence along the centerline of an existing gravel drive the following three courses:

- 1.) North 26 degrees 25 minutes 14 seconds West, 89.45 feet to a point.
- 2.) Along a non-tangent curve to the right, with a delta angle of 63 degrees 21 minutes 28 seconds, a radius of 158.86 feet, a length of 175.67 feet , and a chord which bears North 05 degrees 35 minutes 58 seconds West, 166.85 feet to a point;
- 3.) North 31 degrees 44 minutes 05 seconds East, 50.40 feet to a point and the intersection of a field drive;

Thence along the centerline of said field drive, North 26 degrees 06 minutes 49 seconds West, 72.76 feet to the south line of the above described tract and the terminus of said easement;

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, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed March 7, 2015, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome Reg. No. 7321



3-13-15
Date

Parcel No.
Part of: 53-30-01-10-000 +-21.85 Acres

The above described tract is subject to a maintenance agreement between the grantor and grantee, for the gravel driveway for access to the 21.85 acre parcel. The grantor and grantee agree to pay fifty percent each for the maintenance of the existing portion of the existing driveway, (first three courses in easement description), and the grantee agrees to pay one hundred percent of maintenance costs of the remaining 72.76 feet of the field drive to the new parcel.

DESCRIPTION
APPROVED
By: *[Signature]*

A E P Generation Resources Inc. OR 2551-487

Clayton Dawson OR 1136-437

A E P Generation Resources Inc. OR 2551-487



SITUATED IN:

State of Ohio, County of Muskingum, Township of Rich Hill, and being part of the Southeast Quarter of Section 1, Township 13, Range 11, Congress Lands East of the Scioto River

BASIS OF BEARINGS

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

REFERENCES

OR 2165-516
DR 744-252
Tax Map

Century National Bank
Trustee, of the
Sharon A. Dawson Trust
U/S/D/T
OR 2276-668

**Logan A. and
Victoria J.
Dawson
OR 2165-516
+- 21.85 Acres**

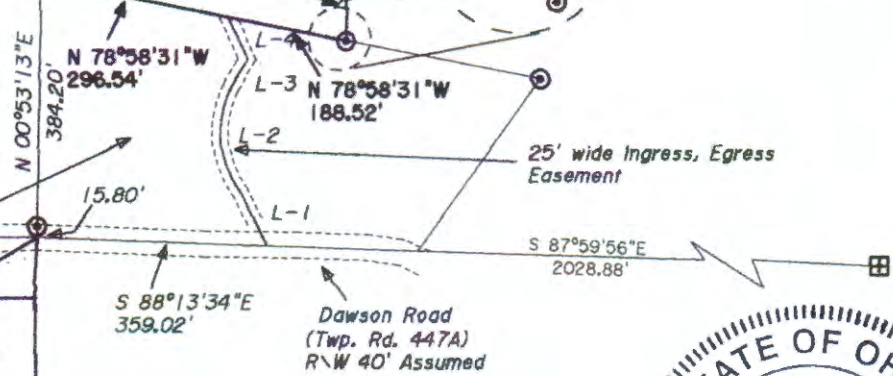
Logan A. and
Victoria J. Dawson
OR 2165-516

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found

COURSE	BEARING	DISTANCE
L-1	N 26°25'14"W	89.45'
RAD.: 158.86' TAN.: 98.03' LEN.: 175.67' DELTA: 63°21'28"		
L-2	N 05°35'58"W	166.85'
L-3	N 31°44'05"E	50.40'
L-4	N 26°06'49"W	72.76'

Southwest Corner of the Southeast Quarter of Section 1, Township 13 Range 11, Congress Lands East of the Scioto River



DESCRIPTION APPROVED
By: *[Signature]* 3/13/15



PARCEL NO.

Part of: 53-30-01-10-000 +- 21.85 Acres



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Jack D. Newcome 3-13-15
NOT RECORDABLE
Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-458-5798