

53-70-31-10-002

**AEP GENERATION RESOURCES INC.
CUMBERLAND COAL LANDS
RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO**

EXHIBIT __

**Legal Description
for
Tract 76; Parcels One and Two
"MR-129"
Tract 77; Parcel Five
"MR-130"**

A certain tract of land situated in the State of Ohio, Muskingum County, Rich Hill Township, and being a part of the Southwest and Northwest quarters of Section 31, Township 13 North, Range 11 West, and being more particularly bounded and described as follows:

BEGINNING at a stone marked with an "X" (found), marking a corner common to Sections 1, 6, 36 and 31, which is in T. 13 N., R.11 W., and marking a common corner to the lands now or formerly owned by Sarah D. Wilkins (D.V. 2021, Pg. 659; Third Tract), the lands now or formerly owned by Thomas F. Fenton, Jr., et ux, (D.V. 1956, Pg. 102; Parcels One and Two, and the lands now owned by AEP Generation Resources Inc., (O. R. V. 2551, Pg. 487; Tracts 76, Parcels One and Two), having a coordinate value of N. 673,565.203 and E. 2,162,349.849; thence, leaving the lands of the Fenton, Jr., et ux, and the said Sections 1 and 6, and with the lands of the said Wilkins, and with the line between the said Sections 31 and 36,

North 02° 25' 25" East, passing a corner common to the lands now or formerly owned by Dianna R. Hamilton (D.V. 2342, Pg. 941; Tract One), at approximately 2,790 feet, in all 2,963.44 feet to a 5/8" reinforcing rod with a yellow plastic cap stamped "CR Harkness 6885" (found), marking a corner common to the lands now or formerly owned by Glenn M. Kennedy, et ux, (D.V. 1565, Pg. 418), from which a yellow plastic cap stamped "CR Harkness 6885" (found), marking a corner common to Sections 25, 30, 31 and 36, bears: North 02° 25' 25" East 2,336.96 feet; thence, leaving the said Section Line and the lands of the said Hamilton, and with the lands of the said Kennedy, et ux,

North 71° 35' 58" East, passing a 5/8" reinforcing rod with a yellow plastic cap stamped "CR Harkness 6885" (found), at 239.76 feet, passing the westerly right-of-way line of Ohio State Route No. 284, at 2,191.53 feet, passing a second 5/8" reinforcing rod with a yellow plastic cap stamped "CR Harkness 6885" (found), at 2,192.57 feet, in all

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2,221.72 feet to a point in the centerline of the said Route No. 284, and being located at centerline station 89+55.70, as shown on Sheet No. 7, for Project No. MUS-284-8.29, from which a third 5/8" reinforcing rod with a yellow plastic cap stamped "CR Harkness 6885" (found), bears: North 71° 35' 58" East 30.87 feet; thence, leaving the lands of the said Kennedy, et ux, and with the centerline of the said Route No. 284, as follows, with a curve to the right, having a radius of 3,437.75 feet, and an arc length of 389.25 feet, the long chord of which bears:

South 11° 48' 27" East 389.05 feet to PC station 85+66.45; thence,

South 08° 29' 39" East 720.95 feet to PT station 78+45.50; thence, with a curve to the left, having a radius of 17,188.73 feet, and an arc length of 585.00 feet, the long chord of which bears:

South 09° 24' 19" East 584.97 feet to PC station 72+60.50; thence,

South 10° 22' 49" East 658.75 feet to PT station 66+01.75; thence, with a curve to the left, having a radius of 716.20 feet, and an arc length of 210.67 feet, the long chord of which bears:

South 18° 48' 31" East 209.91 feet to the intersection of the centerline of Fenton Road, located at centerline station 63+91.08; thence, leaving the centerline of the said Route No. 284, and with the centerline of the said Fenton Road, as follows:

South 19° 07' 18" West 1,211.08 feet; thence, with a curve to the right, having a radius of 280.00 feet, and an arc length of 138.23 feet, the long chord of which bears:

South 33° 15' 50" West 136.83 feet to a point in the line between the said Sections 6 and 31, and being in the north line of Parcel One, of the lands of the said Fenton, Jr., et ux, from which a 5/8" reinforcing rod with a yellow plastic cap stamped "Linn Engineering Inc, Linn RS 7113, Newcome 7321" (found), bears: South 87° 04' 04" East 630.44 feet; thence, leaving the centerline of the said Fenton Road, and with the line between the said Sections 6 and 31, and the north line of Parcel One, of the lands of the said Fenton, Jr., et ux,

North 87° 04' 04" West, passing a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), at 44.82 feet, in all 2,232.66 feet to the BEGINNING, containing 187.304 acres, more or less, as surveyed under the direct supervision of Ronald L. Eastham, Ohio Registered Surveyor No. 6026, on March 17, 2014, and being all of Tract MR-129, and a part of Tract MR-130, as shown on the attached plat and made a part of this description.

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The above survey datum is based on the Ohio State Plane Coordinate System, South Zone, NAD '83, U.S. Survey (feet).

It is the intent of the foregoing description to include all or part of the same land as that described as Tract 76, Parcels One and Two; and Tract 77, Parcel Five, in a Corrective Limited Warranty Deed from Ohio Power Company, an Ohio corporation, to AEP Generation Resources Inc., a Delaware corporation, dated August 29, 2014, and recorded in Official Record Volume 2551, Page 487, in the Office of the Recorder of Muskingum County, Ohio.

And being a part of the Auditor's Tax Parcel No. 53-70-31-10-000.

This survey does not constitute a Title Search by the Surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.

OFFICE COPY
Ronald L. Eastham
NOT RECORDABLE
Ronald L. Eastham, P.S.
Registration No. 6026

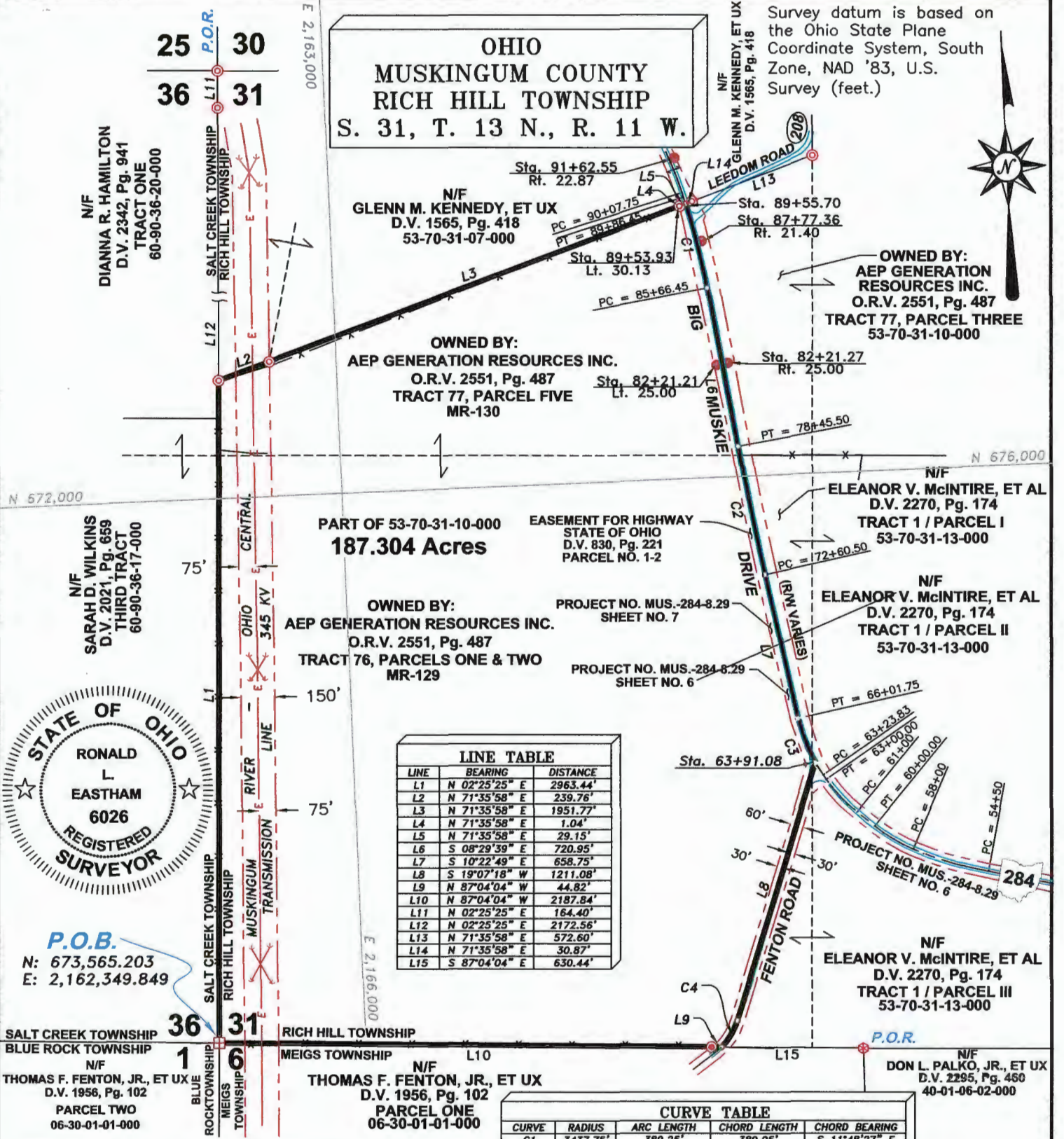


DESCRIPTION
APPROVED
By: *[Signature]*

53-70-31-10-002 C

OHIO
MUSKINGUM COUNTY
RICH HILL TOWNSHIP
S. 31, T. 13 N., R. 11 W.

Survey datum is based on the Ohio State Plane Coordinate System, South Zone, NAD '83, U.S. Survey (feet.)

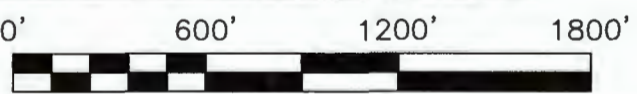


PART OF 53-70-31-10-000
187.304 Acres



LINE	BEARING	DISTANCE
L1	N 02°25'25" E	2963.44'
L2	N 71°35'58" E	239.76'
L3	N 71°35'58" E	1951.77'
L4	N 71°35'58" E	1.04'
L5	N 71°35'58" E	29.15'
L6	S 08°29'39" E	720.95'
L7	S 10°22'49" E	658.75'
L8	S 19°07'18" W	1211.08'
L9	N 87°04'04" W	44.82'
L10	N 87°04'04" W	2187.84'
L11	N 02°25'25" E	164.40'
L12	N 02°25'25" E	2172.56'
L13	N 71°35'58" E	572.60'
L14	N 71°35'58" E	30.87'
L15	S 87°04'04" E	630.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3437.75'	389.25'	389.05'	S 11°48'27" E
C2	17188.73'	585.00'	584.97'	S 09°24'19" E
C3	716.20'	210.67'	209.91'	S 18°48'31" E
C4	280.00'	138.23'	136.83'	S 33°15'50" W



- LEGEND**
- 5/8" x 40" Reinforcing Rod w/Red Plastic Cap Stamped "Eastham & Associates" (set)
 - Stone w/"X" (found)
 - 5/8" Reinforcing Rod w/Yellow Plastic Cap Stamped "CR HARKNESS PLS #6885" (found)
 - 5/8" Reinforcing Rod w/Yellow Plastic Cap Stamped "LINN ENGINEERING INC, LINN RS 7113, NEWCOME RS 7321" (found)
 - 5/8" Reinforcing Rod (found) O.D.O.T. Offset Monuments
 - Unmonumented Corner
 - Overhead Electric Transmission Line
 - Fence As Noted
 - Boundary Line
 - Right-of-Way Line
 - P.O.B. Point of Beginning
 - P.O.R. Point of Reference
 - N/F Now or Formerly

- NOTES**
- This survey does not constitute a title search by the surveyor. No title commitment was provided. This survey is subject to all restrictions, reservations, right-of-way, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.
 - The subject property is located outside limits of study, as shown on Flood Insurance Rate Map, Map Number 39119C0460G, dated July 6, 2010.

I certify the above plat to be the result of an actual survey, done under my direct knowledge and supervision, and meets the minimum standards for boundary surveys in the State of Ohio, as adopted and set forth by O.R.C. Chapter 4733-37.

OFFICE COPY
Not for Record
Registered Professional Surveyor No. 6026

Plat of Survey for **AEP Generation Resources Inc.**
DESCRIPTION APPROVED By: *[Signature]*

Eastham & Associates
ENGINEERS - SURVEYORS - PLANNERS

• 3992 STATE ROUTE 7, • CHESAPEAKE, OH 45619 •
• (740) 867-8369 • (800) 424-5258 • Fax (740) 867-8146 •
• E-mail Address • eastham@eastham-assoc.com •
• http://www.eastham-assoc.com •

MR-129 AND MR-130

Job No. 6831 OM	Date: March 17, 2014	Scale: 1" = 600'
Drawn By: M. Haney		
Checked By: R. L. Eastham		

53-70-31-10-002 D

DEED DESCRIPTION
63.304 ACRES {split}
BRUNER LAND COMPANY, INC. PROPERTY {part}
AUDITOR'S PARCEL # 53-70-31-10-001 {part}

BEING A PART OF SECTION #31, TOWNSHIP 13 NORTH, RANGE 11 WEST, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 187.304 + - ACRES TRACT AND BEING A PART OF THE PROPERTY OF **BRUNER LAND COMPANY, INC.** OF OFFICIAL RECORD BOOK 2573, PAGE 780 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING "63.304 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE **NORTH** BY THE AFORESAID "**BRUNER LAND COMPANY, INC.**" PROPERTY, BOUNDED ON THE **EAST** BY THE CENTER-LINE OF **FENTON ROAD** {A.K.A. **TOWNSHIP ROAD #233**} AND BY THE PROPERTY OF **ELEANOR V. McINTIRE and DARCI A. YOUNG** OF OFFICIAL RECORD BOOK 2270, PAGE 174, BOUNDED ON THE **SOUTH** BY THE PROPERTY OF **THOMAS F. FENTON, Jr. and PAMELA J. FENTON** OF OFFICIAL RECORD BOOK 1956, PAGE 102 AND IS BOUNDED ON THE **WEST** BY THE PROPERTY OF **SARAH D. WILKINS** OF OFFICIAL RECORD BOOK 2021, PAGE 659, ALL OF THE MUSKINGUM COUNTY RECORDER]

BEGINNING AT AN EXISTING CORNER STONE MARKING THE SOUTHWEST CORNER OF SECTION #31 [ALSO BEING A COMMON CORNER WITH SECTION #6 OF MEIGS TOWNSHIP, SECTION #1 OF BLUE ROCK TOWNSHIP AND SECTION #36 OF SALT CREEK TOWNSHIP];

THENCE **N 2° 25' 25" E 1072.05 FEET**, IN THE WEST LINE OF SECTION #31 AND IN THE EAST BOUNDARY OF THE AFORESAID "**WILKINS**" PROPERTY, TO AN IRON PIN SET;

THENCE, **LEAVING** THE WEST LINE OF SECTION #31 AND THE AFORESAID "**WILKINS**" PROPERTY, **N 83° 00' 48" E 1377.52 FEET** TO AN IRON PIN SET, **PASSING** IRON PINS SET AT 277.40 AND 595.52 FEET ;

THENCE **S 65° 06' 00" E 1255.00 FEET** TO A POINT IN THE CENTER-LINE OF "**FENTON ROAD**" [A.K.A **TOWNSHIP ROAD # 233**] AND IN THE WESTERLY BOUNDARY OF THE AFORESAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, **PASSING** IRON PINS SET AT 717.00 FEET, 124.85 FEET AND 1224.85 FEET [THE WEST RIGHT OF WAY LINE OF, 60' FEET WIDE, "**FENTON ROAD**"];

THENCE THE FOLLOWING TWO [2] COURSES ARE TO **POINTS** IN THE CENTER-LINE OF "**FENTON ROAD**" AND ARE IN THE AFORESAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**", WESTERLY, BOUNDARY:

COURSE #1 = **S 19° 07' 18" W 751.52 FEET**;

COURSE #2 = **138.23 FEET** ON A CURVE TO THE RIGHT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS **S 33° 15' 50" W 136.83 FEET** TO THE SOUTH LINE OF SECTION #31 AND IN THE NORTH BOUNDARY OF THE AFORESAID "**THOMAS F. FENTON JR. and PAMELA J. FENTON**" PROPERTY;

THENCE, **LEAVING** "**FENTON ROAD**" AND SAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, **N 87° 04' 04" W 2232.66 FEET**, IN THE SOUTH LINE OF SECTION #31 AND IN THE NORTH BOUNDARY OF THE LAST MENTIONED "**FENTON**" PROPERTY, TO AN "**EXISTING CORNER STONE**" AND THE "**PLACE OF BEGINNING**" OF THIS, SUBJECT, "63.304 ACRES PARCEL", **PASSING** AN EXISTING IRON PIN [5/8 INCH ROD WITH RED PLASTIC CAP STAMPED "EASTHAM & ASSOCIATES"] IN THE WEST RIGHT OF WAY LINE OF "**FENTON ROAD**" AT 44.82 FEET.

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THE PARCEL AS DESCRIBED CONTAINS 63.304 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "63.304 ACRE PARCEL" IS SUBJECT TO A, PROPOSED, 50.00 FEET WIDE, UTILITY EASEMENT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST CORNER OF THE ABOVE DESCRIBED "63.304 ACRE PARCEL", WHICH IS IN THE CENTER-LINE OF "FENTON ROAD" { A.K.A. TOWNSHIP ROAD # 233 } [SAID POINT BEARS S 65° 06' 00" E 30.15 FEET FROM A REFERENCE IRON PIN SET;

THE BOUNDARIES OF THE FOLLOWING, PROPOSED, "UTILITY EASEMENT" WILL BE **50.00 FEET RIGHT OF AND RADIAL** TO THE FOLLOWING TWO { 2 } COURSES:

COURSE # 1 = S 19° 07' 18" W 751.52 FEET TO A POINT;

COURSE # 2 = 138.23 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS S 33° 15' 50" W 136.83 FEET TO A POINT IN THE SOUTH LINE OF SECTION # 31 AND THE **TERMINUS** OF THIS, PROPOSED, "UTILITY EASEMENT" [SAID POINT BEARS S 87° 04' 04" E 44.82 FEET FROM AN EXISTING, **REFERENCE IRON PIN** = A 5/8" INCH DIAMETER STEEL ROD WITH A PLASTIC IDENTIFICATION CAP MARKED "EASTHAM & ASSOCIATES"]

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #31 AS BEING N 2° 25' 25" E ie. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE ABOVE DESCRIBED "63.304 ACRES PARCEL" IS BASED ON A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON FEBRUARY 2, 2015. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF "FENTON ROAD" IS 60.00 FEET.

A & E
P. O. BOX 420
SOMERSET, OHIO 45783
PH. (740) 743 - 2201 FAX: 743 - 2498 CELL: (740) 605-0002

OFFICE COPY
WAYNE A. KNISLEY
OHIO P.S. # 7231
DATE: FEBRUARY 2, 2015
NOT RECORDABLE

DESCRIPTION

APPROVED

By:

2/2/15