

53-70-31-10-003

DEED DESCRIPTION
10.000 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 A PART OF THE PROPERTY 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:

BEGINNING, FOR REFERENCE, 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 2963.44 FEET, IN THE WEST LINE OF SECTION #31, TO AN EXISTING IRON PIN [5/8 INCH ROD WITH YELLOW PLASTIC CAP STAMPED "CR HARKNESS PLS #6885"] MARKING THE SOUTHWEST CORNER OF THE **GLENN M. and JANE E. KENNEDY** PROPERTY OF OFFICIAL RECORD BOOK 2445, PAGE 703;

THENCE, LEAVING THE WEST LINE OF SECTION #31, N 71° 35' 58" E 718.31 FEET, IN THE SAID "**KENNEDY**", SOUTH BOUNDARY, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "10.000 ACRES PARCEL" TO BE DESCRIBED;

THENCE N 71° 35' 58" E 1503.41 FEET, IN SAID "**KENNEDY**" BOUNDARY, TO A POINT [CENTER-LINE OF SURVEY STATION 89+55.70] IN THE CENTER-LINE OF SURVEY OF "**STATE ROUTE 284**", PASSING AN EXISTING IRON PIN [5/8 INCH ROD WITH YELLOW PLASTIC CAP STAMPED "C.R. HARKNESS PLS #6885"] AT 1474.26 FEET;

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN THE CENTER-LINE OF SURVEY OF "**STATE ROUTE 284**" AND ARE IN THE WESTERLY BOUNDARY OF THE PROPERTY OF **AEP GENERATION RESOURCES, INC.** OF OFFICIAL RECORD BOOK 2551, PAGE 487:

COURSE #1 = 389.26 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 3437.75 FEET AND WITH A CHORD OF WHICH BEARS S 11° 48' 27" E 389.05 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 85+66.45];

COURSE #2 = S 8° 29' 39" E 191.10 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 83+75.35];

THENCE, LEAVING "**STATE ROUTE 284**" AND THE AFORESAID "**AEP GENERATION RESOURCES, INC.**" PROPERTY, N 86° 26' 51" W 1537.33 FEET TO AN "IRON PIN SET" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS, SUBJECT, 10.000 ACRES PARCEL, PASSING IRON PINS SET AT 39.52 FEET [THE WEST RIGHT OF WAY LINE OF "**STATE ROUTE 284**"], 159.52 AND 394.52 FEET.

THE PARCEL AS DESCRIBED CONTAINS **10.000 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "10.000 ACRE PARCEL" IS SUBJECT TO A, PROPOSED, 50.00 FEET WIDE, UTILITY EASEMENT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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

53-70-3410-003 A

BEGINNING AT POINT IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284" MARKING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED "10.000 ACRE PARCEL. SAID "BEGINNING POINT" IS AT CENTER-LINE OF SURVEY STATION 89+55.70. SEE RIGHT OF WAY PLAN MUS-284- 8.29 FOR "STATE ROUTE 284":

COURSE # 1 = 389.26 FEET ON A CURVE TO THE RIGHT AND IN THE CENTER LINE OF SURVEY OF "STATE ROUTE # 284", WITH A RADIUS OF 3437.75 FEET AND WITH A CHORD OF WHICH BEARS S 11° 48' 27" E 389.05 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 85+66.45];

COURSE # 2 = S 8° 29' 39" E 191.10 FEET, IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284" TO A POINT [CENTER-LINE OF SURVEY STATION 83+75.35] AND THE TERMINUS OF THIS, PROPOSED, "UTILITY EASEMENT".

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 "10.000 ACRES TRACT" 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.

STATE ROUTE 284 HAS VARYING RIGHT OF WAY WIDTHS.

A & W
 STATE OF OHIO
 P. O. BOX 420
 SOMERSET, OHIO 43783
 PH. (740) 743 - 2201 FAX: 743 - 2498 CELL: (740) 605-0002
OFFICE COPY
NOT RECORDABLE
 WAYNE A. KNISLEY
 OHIO P. S. # 7231
 DATE: FEBRUARY 2, 2015

DESCRIPTION
 APPROVED
 By: [Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

 2/18/15
 Date Fee Paid