

53-70-31-10-004

DEED DESCRIPTION
28.000 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 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:

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 2629.56 FEET, IN THE WEST LINE OF SECTION #31, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "28.000 ACRES PARCEL" TO BE DESCRIBED;

[THE FOLLOWING 28.000 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH, RESPECTIVELY, BY THE PROPERTY OF GLENN M. and JANE E. KENNEDY OF OFFICIAL RECORD BOOK 2445, PAGE 703 AND BY THE AFORESAID "**BRUNER LAND COMPANY, INC.**" PROPERTY, BOUNDED ON THE EAST BY THE CENTER-LINE OF SURVEY OF STATE ROUTE 284 {A.K.A. BIG MUSKIE DRIVE} AND BY THE PROPERTY OF AEP GENERATION RESOURCES INC. OF OFFICIAL RECORD BOOK 2551, PAGE 487, BOUNDED ON THE SOUTH BY THE AFORESAID "**BRUNER LAND COMPANY, INC.**" PROPERTY AND IS BOUNDED ON THE WEST, RESPECTIVELY, BY THE PROPERTY OF SARAH D. WILKINS OF OFFICIAL RECORD BOOK 2021, PAGE 659 AND THE PROPERTY OF DIANNA R. HAMILTON OF OFFICIAL RECORD BOOK 2342, PAGE 941, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM "**THE PRINCIPAL PLACE OF BEGINNING**", N 2° 25' 25" E 333.88 FEET, IN THE WEST LINE OF SECTION #31 AND IN THE EAST BOUNDARIES OF THE AFORESAID "WILKINS" AND "HAMILTON" PROPERTIES, TO AN EXISTING IRON PIN [5/8 INCH ROD WITH YELLOW PLASTIC CAP STAMPED "C.R. HARKNESS PLS #6885"] MARKING THE SOUTHWEST CORNER OF THE AFORESAID "GLENN M. and JANE E. KENNEDY" PROPERTY;

THENCE, LEAVING THE WEST LINE OF SECTION #31 AND SAID "HAMILTON" PROPERTY, N 71° 35' 58" E 718.31 FEET, IN THE SOUTH BOUNDARY OF SAID "KENNEDY" PROPERTY, TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN [5/8 INCH ROD WITH YELLOW PLASTIC CAP STAMPED "CR HARKNESS PLS #6885"] AT 239.76 FEET;

THENCE, LEAVING SAID "KENNEDY" PROPERTY, S 86° 26' 51" E 1537.33 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 83+75.35] IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE 284", PASSING IRON PINS SET AT 1142.81 FEET, 1377.81 FEET AND 1497.81 FEET [THE WEST RIGHT OF WAY LINE OF, VARYING RIGHT OF WAY, "STATE ROUTE 284";

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN THE CENTER-LINE OF "STATE ROUTE 284" AND ARE IN THE WESTERLY BOUNDARY OF SAID "AEP GENERATION RESOURCES, INC." PROPERTY:

COURSE #1 = S 8° 29' 39" E 529.85 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 78+45.50];

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COURSE #2 = **37.00 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 17188.73 FEET AND WITH A CHORD OF WHICH BEARS **S 8° 33' 21" E 37.00 FEET** TO A POINT [CENTER-LINE OF SURVEY STATION 78+08.50];

THENCE, LEAVING "STATE ROUTE 284" AND THE AFORESAID "AEP GENERATION RESOURCES, INC." PROPERTY, **N 87° 38' 06" W 2315.83 FEET** TO AN "IRON PIN SET" IN THE WEST LINE OF SECTION # 31 AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "28.000 ACRES PARCEL", **PASSING IRON PINS SET AT 30.67 FEET** [THE WEST RIGHT OF WAY LINE OF "STATE ROUTE 284"], 130.67 FEET, 524.67 FEET AND 2057.55 FEET.

THE PARCEL AS DESCRIBED CONTAINS **28.000 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "28.000 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:

BEGINNING AT POINT IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284" MARKING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED "28.000 ACRE PARCEL. SAID "BEGINNING POINT" IS AT CENTER-LINE OF SURVEY STATION 83+75.35. SEE RIGHT OF WAY PLAN MUS-284- 8.29 FOR "STATE ROUTE 284":

COURSE # 1 = THENCE IN THE CENTER LINE OF SURVEY OF "STATE ROUTE # 284", **S 8° 29' 39" E 529.85 FEET** TO A POINT [CENTER-LINE OF SURVEY STATION 78+45.50];

COURSE # 2 = **37.00 FEET** ON A CURVE TO THE LEFT AND IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284", WITH A RADIUS OF 17188.73 FEET AND WITH A CHORD OF WHICH BEARS **S 8° 33' 21" E 37.00 FEET**, TO A POINT [CENTER-LINE OF SURVEY STATION 78+08.50] 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 "28.000 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.

DESCRIPTION
APPROVED

Wayne A. Knisley
2/2/2015

A & E
P. O. BOX 420
SOMERSET, OHIO 43783
PH. (740) 743 - 2201 FAX: 743 - 2498 CELL: (740) 605-0002
OFFICE COPY
UNRECORDABLE
WAYNE A. KNISLEY
OHIO P. S. # 7231
DATE: FEBRUARY 2, 2015