

70-15-12-04-003 ^{Port h Auth.}

3000 GENE SANDS DR

AEP
Substation Property

Situated in the Township of Washington, County of Muskingum, and the State of Ohio. Being part of the Northwest Quarter of Section 12, Township 1N, Range 7W and being more particularly described as follows:

Beginning at a concrete monument (set) which bears South 64 degrees 27 minutes 16 seconds East 632.66 feet from the northwest corner of said Section 12;

Thence South 19 degrees 44 minutes 58 seconds East 268.13 feet to a concrete monument (set);

Thence South 66 degrees 34 minutes 22 seconds West 407.04 feet to a point in the existing road and passing on line a concrete monument (set) at a distance of 374.46 feet;

Thence North 46 degrees 24 minutes 10 seconds West 131.13 feet to a point in said road;

Thence northwesterly 149.63 feet along a curve to the east, with a radius of 174.37 and a central angle of 49 degrees 09 minutes 55 seconds and a chord which bears North 21 degrees 49 minutes 13 seconds West 145.08 feet to a point in said road;

Thence North 02 degrees 45 minutes 45 seconds East 93.84 feet to a point in said road;

Thence North 77 degrees 25 minutes 13 seconds East 437.77 feet to the place of beginning and passing on line a concrete monument (set) at a distance of 31.11 feet. The herein described parcel containing 3.270 acres.

Prior deed reference is Volume 1142 Page 426 of the Muskingum County Record of Deeds;

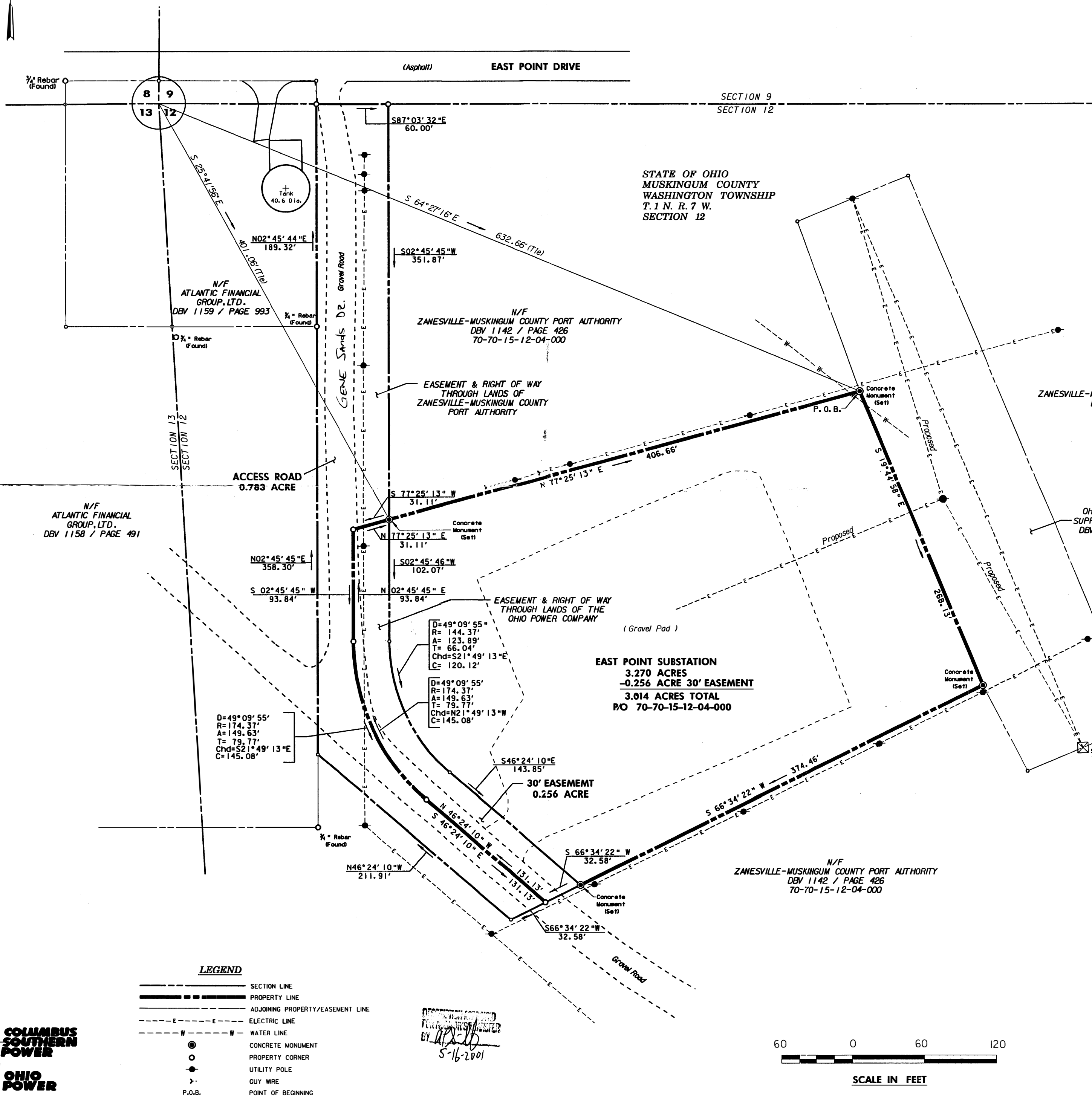
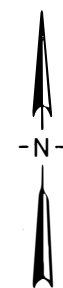
Bearings in this description are based upon the bearing given for the north line of said Section 12 as recorded in Volume 1142 Page 430 of said Muskingum County Record of Deeds;

Concrete monuments (set) are 8 inch diameter concrete monuments with a 3/4 inch diameter rebar in the center with a yellow plastic cap stamped "Michael Baker Jr. Inc."

70-70-15-12-04 (PT.)
OFFICE COPY

NOT RECORDED
J.S. 7116

RECORDED
FILED
BY *aps*
5-16-2001



CURRENT PROPERTY OWNER

TAX PARCEL	GRANTOR	GRANTEE	DBV/PAGE	DATE	RECORDED
70-70-15-12-04-000	Sands Farms Corporation	Zanesville-Muskingum County Port Authority	1142/426 Quit Claim	2/25/1998 5/7/1999	2/27/1998 5/24/1999

SUBJECT TO:
The East Point Substation shown on this plan is subject to the following instruments recorded in Muskingum County, Ohio and recited in the Ohio Bar Title Insurance Company Commitment for Title Insurance Schedule B, Effective Date March 6, 2001.

DATE	DBV/PG	GRANTEE	USAGE	PLOTTABLE	APPLICABLE	EXHIBIT	COMMENTS
8/29/1972	637/15	Columbia Gas Transmission Corporation	Right-of-way	No	Unknown	B	Existing pipelines not on premises
9/1/1954	408/215	Ohio Power Company	Right-of-way	No	Unknown	C	No defined width
7/24/1928	227/418	Ohio Power Company	Right-of-way	No	Unknown	D	No defined width
7/14/1938	264/573	Ohio Power Company	Right-of-way	No	Unknown	E	No defined width
6/15/1946	330/206	Ohio Power Company	Right-of-way	No	Unknown	F	No defined width
1/30/2001	1561/277	Ohio Power Company	Easement	Yes	No	G	As Shown
2/23/1971	124/110	Petrol Co.	Oil & Gas Lease	Yes	Unknown	H	Missing pages in Title Report

NOTES

- BEARINGS ON THIS PLAT ARE BASED UPON THE BEARING GIVEN FOR THE NORTH LINE OF SECTION 12 AS RECORDED IN VOLUME 1142 PAGE 430 OF MUSKINGUM COUNTY RECORD OF DEEDS.
- CONCRETE MONUMENTS (SET) ARE 8 INCH DIAMETER CONCRETE MONUMENTS WITH A 3/4 INCH DIAMETER REBAR IN THE CENTER WITH A YELLOW PLASTIC CAP STAMPED "MICHAEL BAKER JR. INC."
- NO BUILDINGS, GRAVEL PAD RECENTLY GRADED.

REFERENCES

- "SANDS FARMS, INC. MUSKINGUM COUNTY SURVEY PLAT" BY LINN ENGINEERING, INC. DATED 2/11/98.
- "DOLLAR GENERAL ALTA SURVEY" BY THE TOW COMPANY DATED 7/26/99.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO THE OHIO POWER COMPANY AND OHIO BAR TITLE INSURANCE COMPANY AS OF MARCH 23, 2001, THAT THIS PLAN OF SURVEY WAS BASED UPON A FIELD SURVEY BY THE UNDERSIGNED OR UNDER HIS DIRECTION; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE TO APPLICABLE ALTA STANDARD; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE AS SHOWN ON PLAT; THAT THE PROPERTY DESCRIPTION "CLOSES" PER ALTA STANDARDS; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION, AND TYPE OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS ON THE PROPERTY AND UNLESS OTHERWISE SHOWN, ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS, OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHTS OF WAY OR RECORDED EASEMENTS; THAT UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY AS SHOWN ON THIS SURVEY; TO THE EXTENT THE PROPERTY CONSISTS OF MORE THAN ONE PARCEL, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON LINES; THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF HUD, FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" AS ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND MEETS THE POSITIONAL TOLERANCES AS DEFINED THEREIN, AND THE BOUNDARIES, DIMENSIONS, AND OTHER DETAILS SHOWN HEREON ARE SHOWN TO THE APPROPRIATE ACCURACY STANDARDS OF THE ALTA 1999 STANDARDS, AND INCLUDING ITEMS 1, 4, 11A, 13 AND 14 IN TABLE A CONTAINED THEREIN.

OFFICE COPY
NOT RECORDED
MICHAEL BAKER JR.
4301 DUTCH RIDGE ROAD
BEAVER PA 15009
(724) 495-7711

4/13/01
DATE

SEAL

AMERICAN ELECTRIC POWER	
ALTA/ACSM LAND TITLE SURVEY	
for	
THE OHIO POWER COMPANY	
(East Point Substation)	
SCALE: 1" = 60'	DATE: Apr 11 2001
DRAWN: DWG. NO.	DRAWER:
SURVEY DATE: 11/14/00	DRAWER:
APPROVED:	
COMPUTER GENERATED FILE DO NOT MANUALLY REVISE	

East Point Substation