

10-04-05-15-000  
10-04-04-16-003  
10-04-07-09-002  
10-04-06-01-001

### 34.60 Acre Survey Split of Longaberger Lands to Joseph and Yvonne Sidwell

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being part of the Southwest Quarter of Section 4, the Southeast Quarter of Section 5, the Northeast Quarter of Section 6, and the Northwest Quarter of Section 7, Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by the the Longaberger Company as per Deed Records, Vol. 1081, Page 636, and Vol. 1007, Page 525, and merger deeds DR 1046-463, and DR 1046-468, and being more particularly described as follows:

Beginning for reference at a PK nail found in pavement, at the common section corner of Sections 4, 5, 6, and 7;

Thence along the section line South 00 degrees 58 minutes 33 seconds West, 40.13 feet to a concrete monument found on the northeast corner of lands presently owned by the Ohio Power Company,(DR 1085-586), and the principal place of beginning;

Thence along the north line of said Ohio Power lands, North 78 degrees 04 minutes 21 seconds West, 274.33 feet to an iron pin set on the right of way of State Route 16;

Thence along said right of way the following two courses:

- 1.) North 58 degrees 00 minutes 29 seconds East, 30.92 feet to a railroad spike found;
- 2.) North 61 degrees 33 minutes 21 seconds East, 28.01 feet to an iron pin found on the south line of lands presently owned by Joseph and Yvonne Sidwell,(OR 2371-539);

Thence along the south lines of said Sidwell lands the following five courses:

- 1.) South 81 degrees 02 minutes 06 seconds East, 293.48 feet to a PK nail found;
- 2.) South 02 degrees 18 minutes 48 seconds West, 24.03 feet to an iron pin found;
- 3.) North 88 degrees 52 minutes 11 seconds East, 145.89 feet to an iron pin found;
- 4.) North 71 degrees 42 minutes 21 seconds East, 365.29 feet to an iron pin found;
- 5.) North 76 degrees 53 minutes 41 seconds East, 94.06 feet to an iron pin found on the west line of lands presently owned by Joyce L. Fitzgerald, and Connie L. Rine,(OR 2449-147);

Thence along the west line of said Fitzgerald and Rine lands, South 36 degrees 47 minutes 15 seconds East, 50.00 feet to an iron pin set;

Thence through the lands presently owned by the Longaberger Company,(DR 1081-636), the following four courses:

- 1.) South 83 degrees 46 minutes 59 seconds West, 90.29 feet to an iron pin set;
- 2.) South 51 degrees 10 minutes 53 seconds West, 604.29 feet to an iron pin set;
- 3.) South 10 degrees 30 minutes 56 seconds West, 77.04 feet to an iron pin set;
- 4.) South 47 degrees 44 minutes 22 seconds East, 655.56 feet to a point in the centerline of Raiders Road,(Co. Rd. 616), passing an iron pin set on the right of way at 615.49 feet;

Thence along said centerline, South 38 degrees 53 minutes 26 seconds West, 1084.55 feet to a point;

Thence leaving said centerline and through the lands presently owned by the Longaberger Company,(DR 1007-525), the following three courses:

- 1.) North 49 degrees 07 minutes 13 seconds West, 943.00 feet to an iron pin set, passing an iron pin set on the right of way at 30.02 feet;
2. North 39 degrees 33 minutes 01 seconds West, 178.03 feet to an iron pin set;

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3.) North 39 degrees 20 minutes 51 seconds West, 403.52 feet to an iron pipe found on the south right of way of State Route;

Thence along said right of way the following three courses:

- 1.) North 56 degrees 33 minutes 39 seconds East, 273.14 feet to an iron pin set;
- 2.) North 58 degrees 04 minutes 12 seconds East, 515.07 feet to a PK nail found;
- 3.) North 37 degrees 39 minutes 56 seconds East, 134.85 feet to an iron pipe found on the southwest corner of lands presently owned by the Ohio Power Company, (DR 1085-586);

Thence along the south line of said Ohio Power lands, South 36 degrees 30 minutes 49 seconds East, 688.52 feet to a concrete monument found on the southeast corner of said Ohio Power lands, passing an iron pin set at 52.73 feet, and a concrete monument found at 678.65 feet;

Thence along the east line of said Ohio Power lands, North 00 degrees 57 minutes 07 seconds East, 591.14 feet to the principal place of beginning, containing 34.60 acres, more or less.

The above described tract is subject to a twenty five feet wide, Ingress, Egress Easement along the centerline of an existing paved drive and gravel drive, being twelve and a half feet left an right of said centerline, leading to the Maintenance Buildings located southeast of the property surveyed.

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being part of the Southwest Quarter of Section 4, the Southeast Quarter of Section 5, the Northeast Quarter of Section 6, and the Northwest Quarter of Section 7, Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by the the Longaberger Company as per Deed Records, Vol. 1081, Page 636, and Vol. 1007, Page 525, and merger deeds, DR 1046-463, and DR 1046-468, and being more particularly described as follows:

Beginning for reference at a PK nail found in pavement, at the common section corner of Sections 4, 5, 6, and 7;

Thence along the section line between Section 6 and 7, North 87 degrees 46 minutes 19 seconds West, 233.80 feet to a point on the above described tract boundary line;

Thence along said boundary line, North 78 degrees 04 minutes 21 seconds West, 16.04 feet to a point in the centerline of an existing paved drive, and the principal place of beginning;

Thence along the centerline of said paved drive the following four courses:

- 1.) North 65 degrees 19 minutes 29 seconds East, 37.63 feet to a point;
- 2.) South 88 degrees 40 minutes 38 seconds East, 49.03 feet to a point;
- 3.) South 78 degrees 54 minutes 16 seconds East, 175.55 feet to a point;
- 4.) South 40 degrees 45 minutes 48 seconds East, 74.14 feet to a point in the centerline of a gravel drive;

Thence along the centerline of said gravel drive, South 40 degrees 42 minutes 05 seconds East, 238.85 feet to a point on the above described tracts boundary line and the terminus of said easement;

The above described tract is also subject to all utility and road easements as described in a Reciprocal Access, Utility Easements, Covenants, Restrictions and Utility Services Agreement as found in Muskingum County Recorders Official Record 2426, Page 680.

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Subject also to all other 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 November 14, 2014, by Jack D. Newcome, Reg. No. 7321.

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

12-3-14  
Date

Parcel No.  
All of: 10-04-05-15-000 +/- 0.15 Acres  
Part of: 10-04-04-16-000 +/- 0.47 Acres  
Part of: 10-04-07-09-000 +/- 11.44 Acres  
Part of: 10-04-06-01-000 +/- 22.54 Acres  
(+/- 0.77 Acres in R\W of Raider's Road)



DESCRIPTION  
APPROVED  
By: [Signature] 12/3/2014

10-04-05-15-000 C

10-04-04-16-003 C

10-04-07-09-002 C

10-04-06-01-001 C



Section 5  
Section 8

State Route 16

Northeast Corner  
of Section 7

Joseph S. and Sharon  
Y. Sidwell  
OR 2289-531

Joseph and  
Yvonne Sidwell  
OR 2371-539

Joyce L. Fitzgerald  
and Connie L. Rine  
OR 2449-147

Section 4  
Section 7

Ohio Power  
Company  
DR 1085-586

The Longaberger Co.  
DR 1081-636

**The Longaberger  
Company**  
DR 1081-636  
DR 1007-525  
+- 34.60 Acres  
Reciprocal Access, Utility  
Easements, Covenants, Restrictions  
and Utility Services Agreement  
OR 2426-680

DESCRIPTION  
APPROVED  
By: *[Signature]*

The Longaberger Company  
DR 1007-525

**PARCEL NO.S**

All of: 10-04-05-15-000 +- 0.15 Acres  
Part of: 10-04-04-16-000 +- 0.47 Acres  
Part of: 10-04-07-09-000 +- 11.44 Acres  
Part of: 10-04-06-01-000 +- 22.54 Acres  
(+- 0.77 Acres in R\W of Raider's Road)

**Surveyor's Note:**

Longaberger Manufacturing Inc. was merged  
into Longaberger Inc. by DR 1046-463, and  
Longaberger Inc. was merged into The  
Longaberger Company by DR 1046-468,  
thereby creating one owner for all of  
Longaberger properties.



**SITUATED IN:**

State of Ohio, County of Muskingum,  
Township of Cass, Part of: the Southwest  
Quarter of Section 4, the Southeast Quarter  
of Section 5, the Northeast Quarter of  
Section 6, and the Northwest Quarter of  
Section 7, Township 3, Range 8, United  
States Military Lands.

**BASIS OF BEARINGS**

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

**REFERENCES**

- DR 1007-525
- DR 1081-636
- DR 1085-586
- OR 2289-531
- OR 2371-539
- OR 2449-147

**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
- ⊙ PK Nail Found



**OFFICE COPY  
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*Jack D. Newcome 12-3-14*  
Reg. Surveyor No. 7321

**Newcome Surveying Company**  
6515 Ballard Road  
Nashport, Ohio  
740-452-5796

Longaberger Man.  
is owner  
ADDRESS N/A

**SURVEYOR'S DESCRIPTION  
WEST TRINWAY STATION  
3.855 ACRES MORE OR LESS**

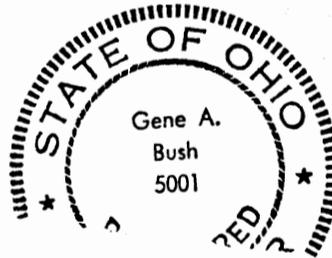
Situated in Cass Township, Muskingum County, Ohio, being a part of the southeast quarter of Section 5 and part of the northeast quarter of Section 6, of Township 3 North, Range 8 West, of the United States Military Survey, being a part of the lands of Longaberger Manufacturing, Inc. as described in Volume 1007, Page 526 of the Muskingum County Deed Records, and being more particularly described as follows:

Beginning for description at a found iron pin marking a common section corner to Sections 4,5,6 and 7; thence South on the boundary line between the lands of E. Brill and the lands of Longaberger Manufacturing, Inc., and on the Section Line between Sections 6 and 7, a distance of 631.14 feet to a copperweld rod set in concrete, passing a copperweld rod set in concrete at a distance of 20.00 feet; thence N.37°28'18"W. 200 feet southwesterly of, and parallel with, the centerline of an Ohio Power Company transmission line, a distance of 874.79 feet to a found iron pin, passing a copperweld rod set in concrete at a distance of 10.00 feet; thence S.83°13'58"E. on another boundary line between the lands of Longaberger Manufacturing, Inc. and the lands of E. Brill, a distance of 535.93 feet by survey measurement, recorded distance by Deed 1007, Page 566, 535.37 feet, to the point of beginning passing a copperweld rod set in concrete at a distance of 10.00 feet, and containing 3.855 acres more or less, of which 0.290 of an acre is located in Section 5 and 3.565 acres is located in Section 6. The bearings herein, are based on the east line of Section 6, as described in Volume 1007, Page 526 of the Deed Records of Muskingum County.

Survey and Description by:

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Hambl  
3-31-92



Gene A. Bush  
Registered Surveyor No. 5001  
12-5-91  
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## WARRANTY DEED

OHIO POWER COMPANY hereinafter referred to as the "Grantor" in consideration of the sum of Thirteen Thousand Six Hundred and Twenty Five Dollars (\$13,625.00) to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, hereby grants, with general warranty covenants, to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Cass, County of Muskingum, State of Ohio, and in Sections 5 & 6, Town 3-N, Range 8-W, and bounded and described as follows:

Parcel No. 49WL

Being a parcel of land lying on the right side of the centerline of a survey, made for the Department of Transportation, and recorded in Plat File \_\_, Slot \_\_, of the records of Muskingum County and being located within the following described points in the boundary thereof:

Commencing at the intersection of the half section lines of Sections 4 and 5 (iron pin found and used), said point being 2015.60 feet left of proposed SR 16 station 1162+11.83; thence S. 06° 54' 27" W. a distance of 2531.62 feet to an iron pin set, said point being 160.00 feet right of proposed SR 16 station 1150+46.93, and being the TRUE PLACE OF BEGINNING of this description;

Thence S. 57° 57' 53" W. a distance of 209.03 feet to an iron pin set, said point being 170.00 feet right of station 1148+33.52; thence N. 36° 31' 05" W a distance of 186.58 feet to a point, said point being the Grantor's northwest corner and being 15.44 feet left of station 1148+12.69; thence S. 82° 16' 50" E. a distance of 290.87 feet to the TRUE PLACE OF BEGINNING.

Stationing for the above-description is based on the centerline of Proposed State Route 16.

Bearings for the above-description were based on the Ohio State Plane Coordinate System, South Zone NAD 83. Description of the above parcel is based on a survey made by Resource International, Inc. by Joseph S. Bolzenius, Registered Surveyor No. 7526, for the State of Ohio, Department of Transportation.

Iron Pin Set is 3/4 inch diameter, 30 inches long with plastic ID cap stamped "ODOT D-5".

Property owner claims title through instrument recorded in Volume 1085 at Page 586 in the Records of Muskingum County, Ohio.

The above parcel contains 0.446 acres, more or less, of which the present road occupies 0.000 acres, more or less, leaving a net take of 0.446 acres.

The following is a breakdown according to Auditor's Parcel number:

0.216 acres, more or less, of which the present road occupies 0.000 acres, more or less, leaving a net take of 0.216 acres to be taken from Auditor's Parcel 10-10-04-05-12-001 which contains 0.216 acres.

0.230 acres, more or less, of which the present road occupies 0.000 acres, more or less, leaving a net take of 0.230 acres to be taken from Auditor's Parcel 10-10-04-06-01-001 which contains 3.480 acres.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY                       
2-12-2001

Excepting and reserving unto Ohio Power Company, its successors and assigns, lessees and licensees, the existing electric transmission, distribution and communication lines and conductors, cables, and wires now overhanging the property described above.

Together with the right of Ohio Power Company, its successors and assigns, lessees and licensees to: locate, construct, reconstruct, erect, maintain, renew or remove, by permit in non-emergency situations, all overhead facilities that may now exist or hereafter be constructed therein (all of the foregoing being referred to collectively as "Facilities"); to operate, inspect, patrol and use at all times the Facilities; to cut, control or eliminate by herbicides or other means and, at its option, to remove or dismantle from the Premises of the lands of the Grantee, adjoining the same on either side, any trees, overhanging branches, vegetation, obstacles, buildings, structures, or other obstructions which may endanger the safety or interfere with the installation, use, or enjoyment of all or any of the Facilities; to add to the number of and relocate at any time or times, by permit, all of Facilities; and to do anything necessary or desirable in the exercise and enjoyment of the rights herein reserved to Ohio Power Company, its successors and assigns, lessees and licensees. Grantee agrees that no structure or buildings shall be erected upon these premises without the prior approval of Ohio Power Company. Ohio Power Company agrees that it will not erect any towers or poles on the property described above without the approval of the Ohio Department of Transportation.

To have and to hold the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns for ever.

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**SURVEYOR'S DESCRIPTION  
WEST TRINWAY STATION  
3.609 ACRES MORE OR LESS**

*R Wm Geyer*

*454-2591*

*7/1/93* ✓

*10-04-05-12-001*

*10-04-06-01-001*

*ADDRESS N/A*

Situated in Cass Township, Muskingum County, Ohio, being a part of the southeast quarter of Section 5 and part of the northeast quarter of Section 6, of Township 3 North, Range 8 West, of the United States Military Survey, being a part of the lands of Longaberger Manufacturing, Inc. as described in Volume 1007, Page 526 of the Muskingum County Deed Records, and being more particularly described as follows:

Beginning for reference at a found iron pin marking a common section corner to Sections 4,5,6 and 7; thence South on the boundary line between the lands of E. Brill and the lands of Longaberger Manufacturing, Inc., and on the Section Line between Sections 6 and 7, a distance of 40.00 feet to a copperweld rod set in concrete marking the true place of beginning for the herein described tract of land. Thence continuing South on said section and boundary line a distance of 591.14 feet to a copperweld rod set in concrete: Thence N.37°28'18"W. 200 feet southwesterly of, and parallel with, the centerline of an Ohio Power Company transmission line, a distance of 874.79 feet to a found iron pin, passing a copperweld rod set in concrete at a distance of 10.00 feet; thence S.79°01'52" E. a distance of 542.10 feet to the true point of beginning passing a copperweld rod set in concrete at a distance of 10.00 feet, and containing 3.609 acres more or less, of which 0.126 of an acre is located in Section 5 and 3.483 acres is located in Section 6. The bearings herein, are based on the east line of Section 6, as described in Volume 1007, Page 526 of the Deed Records of Muskingum County.

Survey and Description by:

*Gene A. Bush*  
**OFFICE COPY  
NOT RECORDABLE**

Gene A. Bush  
Registered Surveyor No. 5001  
6-16-93

*PART of*

Parcel No. *10-04-05-12-000*  
*10-04-06-01-000*



**DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER**

BY *A. L. Smith*  
*7-2-93*

In witness whereof, the said grantor has hereunto caused this deed to be signed by its Authorized Signer this 28<sup>th</sup> day of September, 2000.

WITNESSED BY:

Tia L. Dilger  
Signature

Tia L. Dilger  
Printed Name

Jean A. James  
Signature

Jean A. James  
Printed Name

STATE OF OHIO )

COUNTY OF FRANKLIN )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2000, by Roger L. Wheeler, Director, Land Management, as Authorized Signer for Ohio Power Company, an Ohio corporation, on behalf of the corporation.



**TIA L. DILGER**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
November 13, 2003

Tia L. Dilger  
Notary Public  
My commission expires: 11-13-2003

This instrument was prepared by Kenneth E. McDonough, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, Ohio, for and on behalf of Ohio Power Company.