

### 73.51 Acre Split of Ohio Power Lands

Situated in the State of Ohio, County of Muskingum, Township of Harrison, and being part of the South Half of Section 31, the Southwest Quarter of Section 32, the Northwest Quarter of Section 5, and the Northeast Quarter of Section 6, Township 12 and 13, and Range 12, Congress Lands East of the Scioto River, and being more particularly described as follows:

Beginning for reference at a point on the common Section Corner of Section 5, 6, 31, and 32, which bears from an iron pin set on the section line, North 05 degrees 47 minutes 36 seconds East, 191.86 feet;

Thence along the north line of Section 6, North 84 degrees 17 minutes 06 seconds West, 1354.40 feet to an iron pin found on the east line of J. A. and R. Davis(OR 1134-313), and being the principal place of beginning;

Thence along said Davis lands the following three courses:

- 1.) North 00 degrees 36 minutes 49 seconds West, 167.99 feet to a stone found;
- 2.) North 18 degrees 09 minutes 15 seconds West, 203.14 feet to a stone found;
- 3.) North 10 degrees 15 minutes 17 seconds East, 120.84 feet to a concrete monument found on the south line of a 7.85 Acre parcel presently owned by Ohio Power Company (DR 281-523);

Thence along the south line of said 7.85 acre parcel, the following three courses:

- 1.) North 41 degrees 00 minutes 46 seconds East, 347.82 feet to a point in Duncan Run, passing an iron pin set at 284.32 feet;
- 2.) North 70 degrees 34 minutes 40 seconds East, 354.84 feet to an iron pin set, passing iron pins set at 110.84 feet, and 274.19 feet;
- 3.) North 49 degrees 44 minutes 00 seconds East, 383.35 feet to a concrete monument found on the south line of lands presently owned by D. E. and J. E. Howell,(DR 520-1101);

Thence along the south line of said Howell lands, North 49 degrees 44 minutes 00 seconds East, 397.61 feet to a concrete monument found on the west right of way line of the former B. and O. Railroad, presently owned by C S X Transportation Inc.(DR 1005-62);

Thence along the west right of way line of said C S X lands the following three courses:

- 1.) South 05 degrees 04 minutes 48 seconds East, 261.57 feet to an iron pin set;
- 2.) South 44 degrees 00 minutes 42 seconds West, 16.51 feet to an iron pin set;
- 3.) South 05 degrees 04 minutes 48 seconds East, 231.00 feet to a point;

Thence leaving said west line and through the lands presently owned by said C S X Transportation Inc., and the Ohio Power Company,(DR 281-586) South 87 degrees 32 minutes 16 seconds East, 696.12 feet to the mean high water line of the Muskingum River, passing the east right of way of said C S X lands at 75.65 feet, and iron pins set at 86.29 feet, and 676.12 feet;

Thence along the mean high water line of the Muskingum River the following seventeen courses:

- 1.) South 20 degrees 11 minutes 06 seconds West, 43.99 feet to a point;
- 2.) South 07 degrees 51 minutes 22 seconds West, 101.41 feet to a point;
- 3.) South 07 degrees 54 minutes 56 seconds West, 102.59 feet to a point;
- 4.) South 25 degrees 46 minutes 36 seconds West, 84.14 feet to a point;
- 5.) South 23 degrees 22 minutes 20 seconds West, 139.73 feet to a point;
- 6.) South 07 degrees 44 minutes 53 seconds West, 86.79 feet to a point;

- 7.) South 17 degrees 17 minutes 35 seconds West, 88.36 feet to a point;
- 8.) South 08 degrees 23 minutes 18 seconds East, 35.63 feet to a point;
- 9.) South 09 degrees 28 minutes 16 seconds West, 92.19 feet to a point;
- 10.) South 07 degrees 46 minutes 04 seconds East, 84.89 feet to a point;
- 11.) South 06 degrees 51 minutes 39 seconds East, 128.16 feet to a point;
- 12.) South 07 degrees 31 minutes 15 seconds East, 112.99 feet to a point;
- 13.) South 13 degrees 43 minutes 44 seconds West, 90.36 feet to a point;
- 14.) South 19 degrees 51 minutes 46 seconds West, 112.51 feet to a point;
- 15.) South 21 degrees 39 minutes 45 seconds West, 104.20 feet to a point;
- 16.) South 13 degrees 57 minutes 37 seconds West, 139.63 feet to a point;
- 17.) South 00 degrees 49 minutes 47 seconds East, 117.48 feet to a point;

Thence leaving said mean high water line, and through the lands presently owned by the Ohio Power Company, (DR 203-12), South 84 degrees 13 minutes 57 seconds West, 317.88 feet to a point in the centerline of Old River Road (Co. Rd. 6), passing iron pins set at 25.00 feet, 203.67 feet, 253.72 feet, and 290.37 feet;

Thence along said centerline the following two courses:

- 1.) South 10 degrees 23 minutes 59 seconds East, 16.76 feet to a point;
- 2.) Along a non-tangent curve to the right having a radius of 1054.15 feet and an arc length of 316.02 feet, and a chord which bears South 01 degrees 20 minutes 26 seconds West, 314.84 feet to a point of intersection with the centerline of Butterbean Ridge Road (Twp. Rd. 68);

Thence along the centerline of said road the following ten courses:

- 1.) Along a non-tangent curve to the left having a radius of 880.47 feet and an arc length of 247.87 feet, and a chord which bears North 88 degrees 42 minutes 50 seconds West, 247.06 feet to a point;
- 2.) South 81 degrees 31 minutes 23 seconds West, 141.65 feet to a point;
- 3.) South 83 degrees 00 minutes 18 seconds West, 281.65 feet to a point;
- 4.) Along a non-tangent curve to the right having a radius of 273.60 feet and an arc length of 187.87 feet, and a chord which bears North 79 degrees 47 minutes 32 seconds West, 184.20 feet to a point;
- 5.) North 57 degrees 28 minutes 35 seconds West, 77.99 feet to a point;
- 6.) North 53 degrees 21 minutes 33 seconds West, 134.22 feet to a point;
- 7.) North 42 degrees 55 minutes 35 seconds West, 156.10 feet to a point;
- 8.) North 35 degrees 07 minutes 21 seconds West, 121.39 feet to a point;
- 9.) North 40 degrees 05 minutes 49 seconds West, 124.26 feet to a point;
- 10.) North 46 degrees 54 minutes 01 seconds West, 58.84 feet to a point on the southeast corner of lands presently owned by T. R. and P. M. Lowe, (OR 1134-313);

Thence along the east line of said Lowe lands, North 05 degrees 48 minutes 50 seconds East, 285.14 feet to an iron pin found on the southeast corner of lands presently owned by J. A. and R. Davis (OR 1134-313), passing an iron pin set at 25.14 feet, and a concrete monument found at 140.37 feet;

Thence along the east line of said Davis lands, North 05 degrees 48 minutes 50 seconds East, 405.70 feet to the principal place of beginning, containing 76.22 Acres more or less.

Excepting from the above described tract, the lands formerly owned by the B. and O. Railroad, presently owned by the C S X Transportation Inc. (DR 1005-62), and being more

particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Harrison, and being part of the South Half of Section 31, the Northwest Quarter of Section 5, and the Northeast Quarter of Section 6, Township 12 and 13, and Range 12, Congress Lands East of the Scioto River, and being more particularly described as follows:

Beginning for reference at a point on the common Section Corner of Section 5, 6, 31, and 32, which bears from an iron pin found on the section line, South 84 degrees 17 minutes 06 seconds East, 1354.40 feet;

Thence along the east line of line of Section 6, South 05 degrees 47 minutes 36 seconds West, 191.86 feet to an iron pin set on the east right of way line of the former B. O. Railroad, presently owned by C S X Transportation Inc(DR 1005-62), and being the principal place of beginning;

Thence along said right of way the following three courses:

- 1.) Along the section line South 05 degrees 47 minutes 36 seconds West, 66.26 feet to an iron pin set;
- 2.) South 05 degrees 04 minutes 48 seconds East, 59.90 feet to an iron pin set on the point of curvature at railroad station 453+03.8;
- 3.) Along a curve to the left, with a radius of 5704.65, and arc length of 349.65 feet, and a chord which bears South 06 degrees 50 minutes 10 seconds East, 349.60 feet to an iron pin set;

Thence across said C S X lands, South 84 degrees 13 minutes 57 seconds West, 50.05 feet to an iron pin set on the west right of way of said C S X lands;

Thence along the east line of said C S X lands the following four courses:

- 1.) Along a curve to the right having a radius of 5754.64 feet and an arc length of 165.36 feet, and a chord which bears North 07 degrees 44 minutes 39 seconds West, 165.35 feet to an iron pin set;
- 2.) South 05 degrees 48 minutes 39 seconds West, 55.62 feet to an iron pin set;
- 3.) Along a curve to the right with a radius 5767.15, an arc length of 239.55 feet, and a chord which bears North 06 degrees 16 minutes 12 seconds West, 239.53 feet to an iron pin set on the point of curvature at railroad station 453+03.8;
- 4.) North 05 degrees 04 minutes 48 seconds West, 1324.71 feet to a point;

Thence across said C S X lands, South 87 degrees 32 minutes 16 seconds East, 75.65 feet to a point;

Thence along the east right of way of said C S X lands, South 05 degrees 04 minutes 48 seconds East, 1189.81 feet to the principal place of beginning, containing 2.71 acres more or less, and after said exception is removed from the above described tract, the total acreage being transferred is 73.51 Acres.

Subject to all 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 previous surveys of the area by the Ohio Power Company, dated 3-07-28, 10-03-41, and 7-14-39.

This description is written based on a field survey completed May 22, 2009, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321

6-4-09

Date

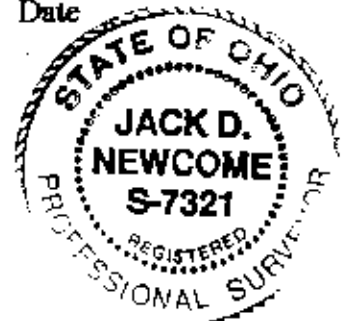
Parcel No.s

Part of: 20-40-06-01-000 +- 30.90 Acres

Part of: 20-40-05-01-000 +- 4.32 Acres

Part of: 20-22-01-05-000 +- 38.29 Acres

(+- 1.85 Acres in R\W Co. Rd. 6, and +- 0.71 Acres in Twp. Rd. 68 )



*Handwritten signature and date: 6/4/09*

COURSE BEARING DISTANCE

L-1	S 20°11'06"W	43.99'
L-2	S 07°51'22"W	101.41'
L-3	S 07°54'36"W	102.58'
L-4	S 25°46'36"W	84.14'
L-5	S 23°22'20"W	139.73'
L-6	S 07°44'53"W	86.79'
L-7	S 17°17'35"W	88.36'
L-8	S 08°23'18"E	35.63'
L-9	S 09°28'16"W	82.19'
L-10	S 07°46'04"E	84.89'
L-11	S 06°51'39"E	128.16'
L-12	S 07°31'15"E	112.89'
L-13	S 13°43'44"W	80.36'
L-14	S 19°51'46"W	112.51'
L-15	S 21°39'45"W	104.20'
L-16	S 13°57'37"W	139.83'
L-17	S 00°49'47"E	117.48'

# LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rubber
- ⊞ Monument Found

Ohio Power Company  
DR 281-523

D. E. and J. E.  
Howell  
DR 520-1101

## SITUATED IN:

State of Ohio, County of Muskingum, Township of Harrison, and being part of the South Half of Section 31, the Southwest Quarter of Section 32, the Northwest Quarter of Section 5, and the Northeast Quarter of Section 6, Townships 12 and 13, and Range 12, Congress Lands East of the Scioto River.

## BASIS OF BEARINGS

Bearings are based on previous surveys of the area by the Ohio Power Company dated 3-07-28, 10-03-41, and 7-14-39.

## REFERENCES

DR 281-523 DR 520-1101  
DR 581-528 DR 203-12  
DR 197-180 DR 281-588  
OR 1129-818 OR 1134-313  
E. & O. Railroad Val. Map  
Ohio Power Co. Maps  
21-12, 13, 14

Ohio Power Company  
DR 281-526

Duncan's Run

Northeast Corner of Section 6, Township 12, Range 13, Congress Lands East of the Scioto River.

Muskingum River

Exception  
C S X Transportation  
Inc.  
DR 1005-62  
+- 2.71 Acres

DR 281-588

Ohio Power Company  
DR 197-180  
DR 281-526  
DR 203-12  
+- 78.22 Acres  
-Exception  
+- 2.71 Acres  
Total +- 75.51 Acres

DR 197-180

A=239.55'  
R=5767.15'  
N 06°16'12"W  
239.53'  
S 00°48'39"W  
35.62'  
A=165.36'  
R=5734.64'  
N 07°44'39"W  
165.35'  
S 10°23'59"E  
16.76'  
A=316.02'  
R=1054.15'  
S 01°20'26"W  
314.84'

Ohio Power Company  
DR 203-12

## PARCEL NO.S

Part of: 20-40-06-01-000 +- 30.90 Acres  
Part of: 20-40-05-01-000 +- 4.82 Acres  
Part of: 20-28-01-05-000 +- 38.29 Acres  
(1.05 Ac. in E/W Co. Rd. 8, 0.71 Ac. in Twp Rd. 88)

STATE OF OHIO  
JACK D. NEWCOME  
S-7321  
OFFICE COPY  
NOT RECORDED  
6-4-02  
Jack D. Newcome  
Reg. Surveyor No. 7321

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5798

