

**DESCRIPTION**  
**On the Property of**  
**AEP Generation Resources, Inc.**  
**“Newbury Power Plant Site”**  
**Troy Township, Athens County, Ohio**  
**40.5715 Acres**

The following described real estate situated in the Township of Troy, County of Athens, State of Ohio and being more particularly described as follows:

Being part of Section 3, Township 5 North, Range 11 West and being the AEP Generations Resources, Inc. parcels lying in Athens County as recorded in official recorded at 494 page 2148 through page 2210A and beginning at stone found disturbed marking the section corner common to Section 3 and 4 of Township 5 North, Range 11 West and in the west county line of Washington County, thence **SOUTH 02°29'32" WEST, 558.53 feet** to a disturbed stone found marking a point in the line common to Athens County and Washington County, thence continuing with said common county line, **SOUTH 02°16'06" WEST, 711.75 feet** to a 1" iron pipe found marking the southeast corner of the Michael and Mary Jonas parcel as recorded in official recorded 306 at page 685 and the True Point of Beginning of the Parcel herein described;

thence continuing of the line common to Athens County and Washington County, **SOUTH 02°34'58" WEST**, passing a 5/8" rebar with i.d. cap set marking a point on the north side of Old State Route 124, River Front Road at **1321.58 feet**, a total distance of **1360.58 feet** to a point marking the northeast corner of George C. and Mona J. Buckley parcel as recorded in deed volume 317 at page 605, in the said county line and the center of said Old State Route 124, River Front Road;

thence with the center of said road and the north line of said Buckley's parcel, **SOUTH 46°51'42" WEST, 73.57 feet** to a point;

thence continuing with said line, **SOUTH 43°23'14" WEST, 195.83 feet** to a point in the center of said marking the northwest corner of said Buckley's parcel;

thence leaving said road and with the west line of said Buckley's parcel, **SOUTH 01°27'20" EAST**, passing an iron pipe found at **31.52 feet** a total distance of **159.18 feet** to the Ohio River marking the State of Ohio boundary line;

(Boundary between the States of Ohio and West Virginia based on the Ohio River Pittsburgh, PA. to the mouth of the Ohio River made under supervision of the Ohio River Board of Engineers on Locks and Dams by the District Engineer Officer Louisville, KY. 1911-14 and revised 1929-1930. Maps were georeferenced based on the latitudes and longitudes to the Ohio State Plane Coordinate System, South Zone, NAD 83)

thence with the said boundary line of the State of Ohio, **SOUTH 48°58'33" WEST, 126.02 feet** to a point marking the Audra Burke parcel as recorded in deed volume 154 at page 836;

thence with the east line of said Burke's parcel, **NORTH 02°34'58" EAST**, passing a 5/8" rebar with i.d. cap set on the south side of said road at **127.96 feet** a total distance of **169.10 feet** to appoint in the center of said road marking the northeast corner of said Burke's parcel;

thence continuing with the center of said road, **SOUTH 48°50'24" WEST, 511.57 feet** to the beginning of a tangential curve concave to the south east, and having a radius of 1549.44 feet, and arc length of **345.86 feet**, through a central angle of 12°47'21", (whose chord bears, **SOUTH 42°26'43" WEST, 345.14 feet**) to a point marking the easterly corner of Audra J. Burke's parcel as recorded in deed volume 154 at page 836;

thence with the north line of said Burke's parcel, **NORTH 86°15'41" WEST**, passing an 5/8" rebar with i.d. cap set in the northwesterly side of said road at 36.22 feet a total distance of **86.57 feet** to a point marking the southeast corner of Scott and Angel Carpenters parcel as recorded in official record volume 461 at page 826;

thence with the east line of said Carpenters parcel, **NORTH 01°47'50" EAST**, passing a 5/8" rebar with cap (Hughes) found at **92.94 feet**, a total distance of **2244.01 feet** to a 5/8" rebar with cap (Huffman) found marking the northeast corner of said Carpenters parcel and in the south line of the said Michael & Mary Jonas's parcel;

thence with the said south line of Jonas's parcel, **SOUTH 88°04'45" EAST**, **967.56 feet** to the point of beginning. Containing 40.5715 acres.

PN L01-00100152-00 = 4.3812 Acres.

PN L01-00100153-00 = 4.8872 Acres

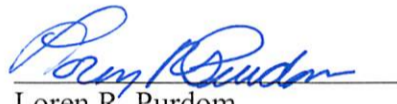
PN L01-00100151-00 = 31.3031 Acres


Bearings oriented to the Ohio State Plane (South Zone) NAD 83 as observed from a static GPS solution onsite and utilizing RTK GPS.

Being more particularly described and delineated on a plat attached hereto and made a part hereof and on file in the County Map Office.

Aforesaid references recorded among the land records of Athens County, Ohio.



  
Loren R. Purdom  
Professional Surveyor #6067  
State of Ohio  
December 16, 2014

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/6/15

