

EXHIBIT A

CENTRAL SURVEYING CO., LTD.

7563 E. Main St.
Reynoldsburg, Ohio 43068

Phone: 614-864-1100

Description of a 4.965± Acres For Ohio Power Company

Situated in the State of Ohio, County of Athens, T-10N, R-15W, Section 2, Village of Albany, being part of a 4.96 acre tract of land conveyed to Michael A. Wooten and Frederick A. Wooten Jr., Co-Trustees, as recorded in Official Record Book 515, Page 1876. All references contained herein are to the Athens County Recorder's records, Athens, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Beginning at a 5/8 inch rebar and cap previously set at the northwest corner of said 4.96 acre tract, said point also being the southwest corner of a 6.39 acre tract of land conveyed to Columbus and Southern Ohio Electric Company, as recorded in Deed Volume 301, Pages 41 and 45, and being located S 86°27'35" E, 694.00 feet and S 11°02'25" W, 229.60 feet from the Northwest Corner of the South Half of the Northeast Quarter of Section 2 by deed;

thence, S 74°27'06" E, 339.94 feet to a 5/8 inch rebar and cap previously set at the northeast corner of said 4.961 acre tract and the southeast corner of said 6.39 acre tract;

thence, S 14°50'39" W, 219.77 feet to a 5/8 inch rebar found at a corner of said 4.961 acre tract and the northwest corner of a 0.610 acre tract conveyed to Maureen K. Young, as recorded in Official Record Book 510, page 1124;

thence, S 07°45'45" W, 257.44 feet, with a line of said 4.961 acre tract, to a 5/8 inch rebar and cap set at the northeast corner of a 1.29 acre tract conveyed to Michael A. Wooten and Frederick A. Wooten Jr., Co-Trustees, as recorded in Official Record Book 515, Page 1876;

thence, N 75°28'21" W, 93.70 feet, to a 5/8 inch rebar and cap set at the northeast corner of said 1.29 acre tract;

thence, S 07°52'40" W, 600.00 feet to a 5/8 inch rebar and cap set at the southwest corner of said 1.29 acre tract and on the north right of way line of State Street;

thence N 75°28'21" W, 93.70 feet, with said right-of-line of State Street to a 5/8 inch rebar and cap set;

thence N 53°57'02" W, 9.65 feet, continuing with said right-of-way line of State Street to a 5/8 inch rebar found at the southeast corner of a 2.210 acre tract conveyed to Thomas S. Demko and Margaret J. Demko, as recorded in Official Record Book 456, Page 963;

thence N 11°29'56" E, 707.02 feet to a 5/8 inch rebar found at the northeast corner of said 2.210 acre tract, passing a 1/2 inch iron pipe found at 349.21 feet and a 3/4 inch iron pipe found at 555.22 feet;

thence S 44°07'09" W, 343.17 feet to a point at the northwest corner of said 2.210 acre tract and west line of said 4.96 acre tract, passing a 5/8 inch rebar and cap set at 333.17 feet;

thence N 11°29'47" E, 667.21 feet, with the west line of said 4.96 acre tract, passing a 5/8 inch rebar and cap set at 10.00 feet, to the **Point of Beginning**, containing 4.965 acres of land, more or less, and being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision in June of 2022;

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio North Zone, North American Datum 1983, showing a part of the north right-of-way line of State Street as being N 75°28'21" W.

All iron pins set are 5/8 inch diameter rebar, 30 inch long, with a yellow plastic cap stamped "Central Surv Co., Ltd."



Robert N. McFarland 6/27/22

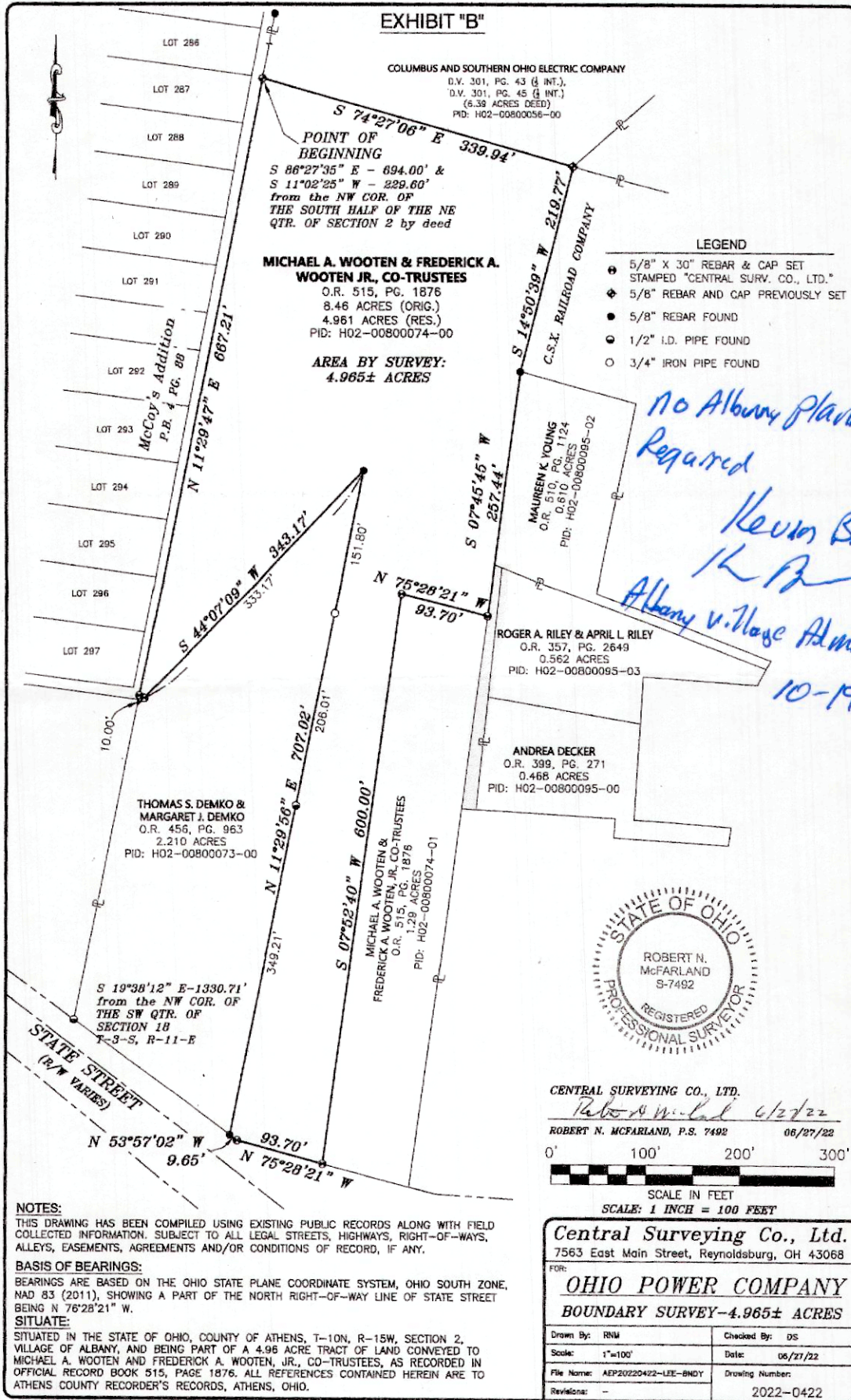
Robert N. McFarland, P.S. 7492 06/27/22
Central Surveying Co., Ltd
7563 East Main Street
Reynoldsburg, OH 43068

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert N. McFarland*
DATE: *6/28/22*

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Przemek W. K...*
DATE: *6/27/22*

EXHIBIT "B"



COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY
D.V. 301, PG. 43 (4 INT.),
D.V. 301, PG. 45 (4 INT.)
(6.39 ACRES DEED)
PID: H02-00800056-00

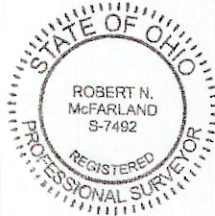
POINT OF BEGINNING
S 74°27'06" E - 339.94'
S 86°27'35" E - 694.00' &
S 11°02'25" W - 229.60'
from the NW COR. OF
THE SOUTH HALF OF THE NE
QTR. OF SECTION 2 by deed

MICHAEL A. WOOTEN & FREDERICK A. WOOTEN JR., CO-TRUSTEES
O.R. 515, PG. 1876
8.46 ACRES (ORIG.)
4.961 ACRES (RES.)
PID: H02-00800074-00

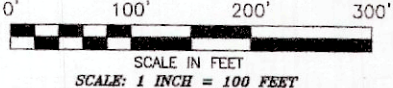
AREA BY SURVEY:
4.965± ACRES

- LEGEND**
- 5/8" X 30" REBAR & CAP SET STAMPED "CENTRAL SURV. CO., LTD."
 - ◆ 5/8" REBAR AND CAP PREVIOUSLY SET
 - 5/8" REBAR FOUND
 - 1/2" I.D. PIPE FOUND
 - 3/4" IRON PIPE FOUND

No Albany Planning Commission Required
Kevin Brown
Albany v. Nage Administrator
10-19-22



CENTRAL SURVEYING CO., LTD.
Robert N. McFarland 6/27/22
ROBERT N. MCFARLAND, P.S. 7492 06/27/22



NOTES:
THIS DRAWING HAS BEEN COMPILED USING EXISTING PUBLIC RECORDS ALONG WITH FIELD COLLECTED INFORMATION. SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011), SHOWING A PART OF THE NORTH RIGHT-OF-WAY LINE OF STATE STREET BEING N 76°28'21" W.

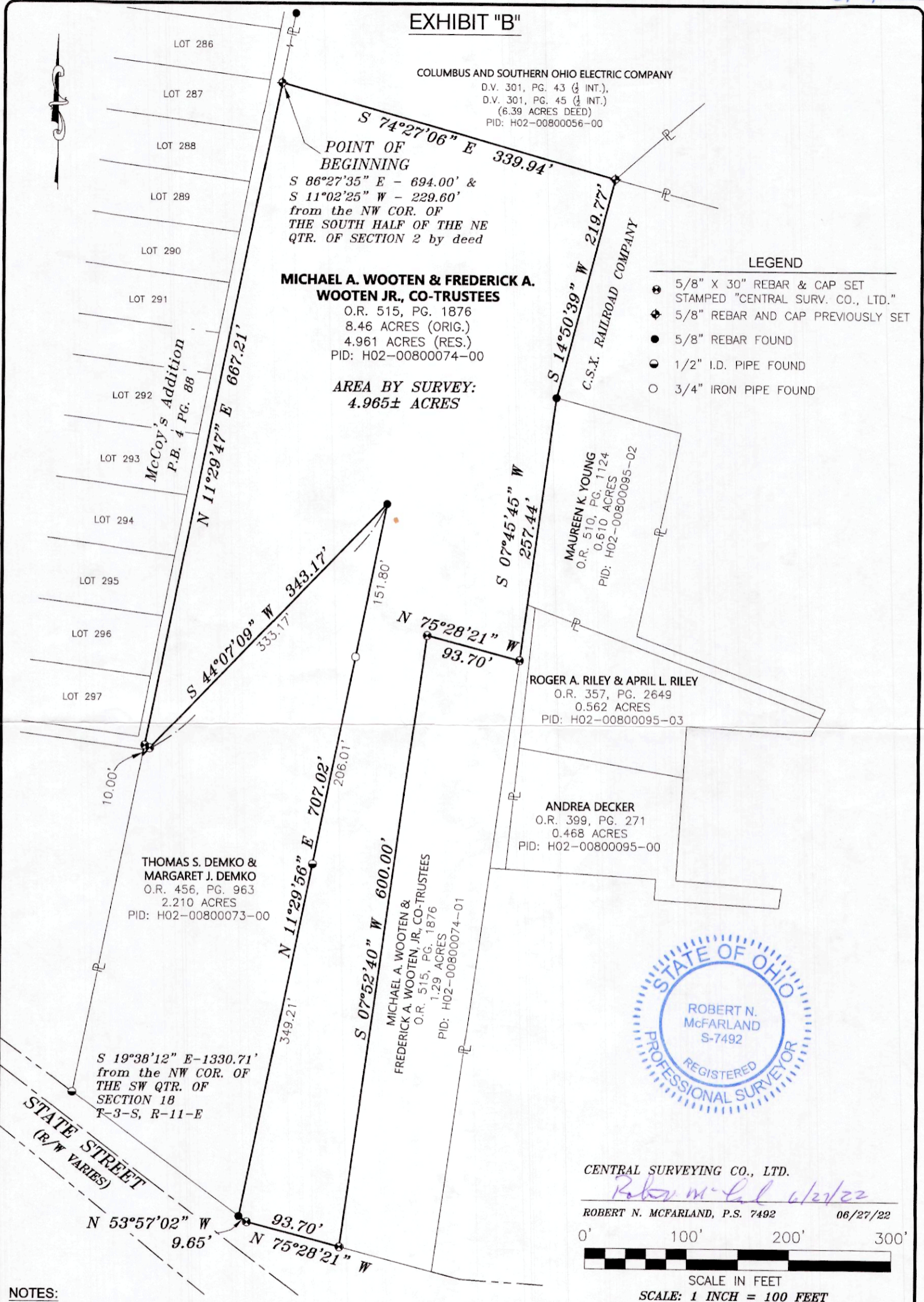
SITUATE:
SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, T-10N, R-15W, SECTION 2, VILLAGE OF ALBANY, AND BEING PART OF A 4.96 ACRE TRACT OF LAND CONVEYED TO MICHAEL A. WOOTEN AND FREDERICK A. WOOTEN, JR., CO-TRUSTEES, AS RECORDED IN OFFICIAL RECORD BOOK 515, PAGE 1876. ALL REFERENCES CONTAINED HEREIN ARE TO ATHENS COUNTY RECORDER'S RECORDS, ATHENS, OHIO.

Central Surveying Co., Ltd.
7563 East Main Street, Reynoldsburg, OH 43068

FOR:
OHIO POWER COMPANY
BOUNDARY SURVEY-4.965± ACRES

Drawn By: <i>RNM</i>	Checked By: <i>DS</i>
Scale: 1"=100'	Date: 06/27/22
File Name: AEP20220422-LIE-BNDY	Drawing Number:
Revisions: -	2022-0422

EXHIBIT "B"



CENTRAL SURVEYING CO., LTD.
Robert McFarland 6/27/22
ROBERT N. MCFARLAND, P.S. 7492 06/27/22

0' 100' 200' 300'
SCALE IN FEET
SCALE: 1 INCH = 100 FEET

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BOUNDARY SURVEY-4.965± ACRES

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