



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

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**American Electric Power  
Columbus and Southern Ohio Electric Company  
E.M. Poston Station  
Athens County, Ohio**

**Dover Township**

Situated in the State of Ohio, County of Athens, Township of Dover, bounded and described as follows:

Being a part of the west halves of Sections 31 and 32, Township 10, Range 14, Ohio Company Lands, and being a part of lands now or formerly owned by Columbus and Southern Ohio Electric Company per Athens County Deed Record 197-493 and Deed Record 202-277, and more particularly described as follows:

Beginning at a stone found on the southeast corner of River Lot 362;

thence along the south line of said River Lots and the south line of said Section 31, North 85 degrees 58 minutes 23 seconds West 2588.98 feet to an iron pin set on the corner common to Dover Township Section 31, York Township Section 1, Waterloo Township Section 6 and Athens Township Section 36;

thence along the line common to Section 31 Dover Township and Section 1 York Township, North 04 degrees 00 minutes 24 seconds East 543.72 feet to a point on the centerline of Poston Station Road (CR-110);

thence along said centerline the following three courses:

- 1) South 76 degrees 14 minutes 39 seconds East 382.03 feet to a point;
- 2) on a curve to the left having a radius of 2864.79 feet, an arc length of 1659.70 feet and a chord bearing North 85 degrees 43 minutes 39 seconds East a distance of 1636.59 feet to a point;
- 3) North 69 degrees 17 minutes 32 seconds East 199.77 feet to a point;

thence leaving said centerline and along the northeast side of lands now or formerly owned by the Athens County Port Authority (OR 436-319) the following three courses:

- 1) North 56 degrees 52 minutes 02 seconds West 534.03 feet to an iron pin found;
- 2) North 53 degrees 56 minutes 21 seconds West 641.93 feet to an iron pin found;
- 3) North 66 degrees 53 minutes 38 seconds West 119.27 feet to an iron pin found on the northeast corner of lands now owned by Raymond J. Leard (OR 407-593);

thence along said Leard's north line North 69 degrees 08 minutes 54 seconds West 284.25 feet to an iron pin found on the southeast corner of lands now owned by Le-Ax Water District (OR 199-461);

thence along said Le-Ax lands the following two courses:

- 1) North 22 degrees 31 minutes 52 seconds West 733.47 feet to an iron pin found;
- 2) North 70 degrees 43 minutes 52 seconds West 471.10 feet to a point on the common line of said Sections 31 and 1, from which an iron pin found on the northwest corner of said Le-Ax lands, bears North 70 degrees 43 seconds 52 minutes West a distance of 63.37 feet;

thence North 04 degrees 00 minutes 24 seconds East 3034.06 feet to an iron pin set on the corner common to Sections 31 and 32 of Dover Township and Sections 1 and 2 of York Township;

thence along the line common to said Sections 32 and 2 North 04 degrees 00 minutes 18 seconds East 2592.07 feet to a point on the south line of lands now owned by Athens Conservancy (OR 405-01), from which an iron pin found bears North 72 degrees 51 minutes 01 seconds West 96.07 feet;

thence along said Conservancy lands the following two courses:

- 1) South 72 degrees 51 minutes 01 seconds East 102.38 feet to an iron pin found;
- 2) North 53 degrees 00 minutes 52 seconds East 230.06 feet to a point on the west line of lands now owned by Le-Ax Water District (OR 199-461), passing an iron pin found at 178.22 feet;

thence along said Le-Ax lands the following three courses:

- 1) on a curve to the right having a radius of 1980.00 feet, an arc length of 1726.98 feet and a chord bearing South 35 degrees 18 minutes 59 seconds East a distance of 1672.75 feet to a point;
- 2) South 10 degrees 19 minutes 46 seconds East 163.98 feet to a point;
- 3) on a curve to the left having a radius of 2814.79 feet, an arc length of 333.79 feet and a chord bearing South 13 degrees 43 minutes 15 seconds East a distance of 333.60 feet to a point;

thence along lands now owned by Athens Conservancy (OR 405-01) the following sixteen courses:

- 1) South 76 degrees 36 minutes 32 seconds West 259.48 feet to an iron pin found, passing an iron pin set at 44.72 feet;
- 2) South 48 degrees 19 minutes 56 seconds West 281.83 feet to an iron pin found;
- 3) South 31 degrees 51 minutes 18 seconds West 163.08 feet to a point;
- 4) South 08 degrees 50 minutes 11 seconds East 282.25 feet to an iron pin found, passing an iron pin found 17.97 feet right at a distance of 153.02 feet;
- 5) South 05 degrees 58 minutes 12 seconds East 152.41 feet to an iron pin found;
- 6) South 10 degrees 09 minutes 45 seconds West 281.66 feet to an iron pin found, passing the line common to said Sections 31 and 32 at a distance of 100.93 feet;
- 7) South 31 degrees 33 minutes 25 seconds East 494.87 feet to an iron pin found, passing an iron pin found 3.34 feet left at a distance of 185.84 feet;
- 8) South 56 degrees 04 minutes 56 seconds East 359.61 feet to an iron pin found;
- 9) South 51 degrees 08 minutes 52 seconds East 273.85 feet to an iron pin found;
- 10) South 59 degrees 51 minutes 11 seconds East 221.82 feet to an iron pin found;
- 11) South 66 degrees 52 minutes 31 seconds East 154.53 feet to an iron pin found;
- 12) South 41 degrees 31 minutes 28 seconds East 118.45 feet to an iron pin found;
- 13) South 20 degrees 52 minutes 20 seconds East 489.23 feet to an iron pin found;
- 14) South 43 degrees 29 minutes 52 seconds East 340.40 feet to an iron pin found;
- 15) South 32 degrees 37 minutes 55 seconds East 145.26 feet to an iron pin found;

16) South 56 degrees 50 minutes 38 seconds East 100.08 feet to a point on the north line of lands now owned by Andy Kauffman (OR 470-296), from which an iron pin found bears South 56 degrees 50 minutes 38 seconds East a distance of 40.00 feet;

thence along Kauffman's north line North 86 degrees 11 minutes 29 seconds West 321.01 feet to an iron pin found on Kauffman's northwest corner, passing a stone found at 315.12 feet;

thence along Kauffman's west line South 03 degrees 48 minutes 39 seconds West 2348.95 feet to the centerline of Poston Station Road (CR-110), passing a disturbed bolt found at 2311.43 feet and a bolt found at 2331.33 feet;

thence along the west line of lands now owned by Christopher J. Rettos and Jean S. Rettos (OR 446-1906) South 03 degrees 48 minutes 39 seconds West 996.94 feet to the place of beginning,

containing 302.84 acres (236.40 acres in Section 31, 66.44 acres in Section 32), more or less, subject to all legal road right of ways and applicable easements, written or implied.

### **York Township**

Situated in the State of Ohio, County of Athens, Township of York, bounded and described as follows:

Being a part of Sections 1, 2 and 8, Township 12, Range 15, Ohio Company Lands, and being a part of lands now or formerly owned by Columbus and Southern Ohio Electric Company per Athens County Deed Record 196-464, Deed Record 199-493, Deed Record 202-277, and Deed Record 210-407, and more particularly described as follows:

Beginning at an iron pin set on the corner common to Section 1, York Township, Section 31 Dover Township, Section 36 Athens Township and Section 6 Waterloo Township;

thence along the south line of said Section 1, North 86 degrees 34 minutes 33 seconds West 2691.96 feet to stone found;

thence continuing along the south line of said Section 1, North 85 degrees 58 minutes 37 seconds West 1345.21 feet to stone found;

thence continuing along the south line of said Section 1, North 86 degrees 59 minutes 02 seconds West 286.87 feet to the southeast corner of lands now owned by Gary Alton (OR 460-954), passing an iron pin found at 189.63 feet;

thence North 15 degrees 03 minutes 49 seconds East 1426.45 feet to a point on the north side of a cement bridge, said point measures 8.6 feet West along the north side of the bridge from its northeast corner;

thence South 83 degrees 00 minutes 00 seconds East 210.80 feet to a PK nail set in Poston Station Road and the southeast corner of lands now owned by Pamela Rosser (DR 151-372);

thence along Rosser's east line, North 15 degrees 36 minutes 07 seconds East 853.80 feet to an iron pin found on the northeast corner of said Rosser lands and the southeast corner of lands now owned by Larry W. George and Linda M. George (OR 369-1807);

thence along George's east line North 15 degrees 26 minutes 00 seconds East 487.00 feet to an iron pin found, passing an iron pin found at 274.77 feet;

thence along the east line of lands now owned by Kathryn A. Walker and Douglas M. Ford (OR 383-136), North 03 degrees 42 minutes 33 seconds East 1695.48 feet to an iron pin found, passing an iron pin found at 1180.17 feet;

thence along Walker and Ford's north line North 87 degrees 22 minutes 24 seconds West 249.71 feet to a concrete monument found on the southeast corner of lands now owned by Marjorie A. Pidcock (OR 441-1259);

thence along Pidcock's northeast line North 39 degrees 45 minutes 28 seconds West 1348.94 feet to Pidcock's northeast corner on the common line between York Township Sections 1 and 2, passing a concrete monument found at 1347.20 feet, and from Pidcock's northeast corner a stone found on the common corners of York Township Sections 1, 2, 7 and 8 bears North 85 degrees 59 minutes 40 seconds West 611.83 feet;

thence along lands now owned by the U.S.A. (DR 371-857) the following five courses:

- 1) North 39 degrees 55 minutes 40 seconds West 2123.40 feet to an iron pin set, passing a point on the line common to York Township Sections 2 and 8 at 883.50 feet;
- 2) North 50 degrees 04 minutes 20 seconds East 200.00 feet to an iron pin set;
- 3) South 39 degrees 55 minutes 40 seconds East 2316.08 feet to an iron pin set on the common line between York Township Sections 1 and 2, passing a point on the line common to York Township Sections 2 and 8 at 1033.97 feet;
- 4) along the line common York Township Sections 1 and 2 South 85 degrees 59 minutes 41 seconds East 2772.26 feet to a concrete monument found;
- 5) North 03 degrees 59 minutes 47 seconds East 2475.37 feet to an iron pin found on the southwest corner of lands now owned by Athens Conservancy (OR 405-01), from which a concrete monument found bears North 03 degrees 59 minutes 00 seconds East a distance of 758.43 feet;

thence along the south line of said Athens Conservancy the following ten courses:

- 1) South 69 degrees 51 minutes 32 seconds East 177.62 feet to an iron pin found;
- 2) North 70 degrees 36 minutes 06 seconds East 118.74 feet to an iron pin found;
- 3) North 46 degrees 22 minutes 52 seconds East 226.50 feet to an iron pin found;
- 4) South 78 degrees 17 minutes 17 seconds East 144.68 feet to an iron pin found;
- 5) South 67 degrees 43 minutes 18 seconds East 340.81 feet to an iron pin found;
- 6) South 66 degrees 34 minutes 58 seconds East 169.02 feet to an iron pin found;
- 7) South 68 degrees 49 minutes 04 seconds East 180.06 feet to an iron pin found;
- 8) North 65 degrees 44 minutes 39 seconds East 306.84 feet to an iron pin found;
- 9) North 65 degrees 50 minutes 27 seconds East 135.06 feet to an iron pin found;
- 10) South 72 degrees 51 minutes 01 seconds East 96.07 feet to a point on the line common to York Township Section 2 and Dover Township Section 32;

thence along said common line South 04 degrees 00 minutes 18 seconds West 2592.07 feet to an iron pin set on the common corner of York Township Sections 1 and 2 and Dover Township Sections 31 and 32;

thence along the line common to said Sections 1 and 31, South 04 degrees 00 minutes 24 seconds West 3034.06 feet to a point on the north line of lands now owned by Le-Ax Water District (OR 199-461);

thence along the north line of said Le-Ax lands North 70 degrees 43 minutes 52 seconds West 63.37 feet to an iron pin found;

thence along the west line of said Le-Ax lands South 04 degrees 24 minutes 50 seconds West 826.82 feet to an iron pin set on the northeast corner of Parcel Three of lands now owned by Columbus and Southern Ohio Electric Company (OR 290-2170);

thence along the east line of said Parcel Three South 04 degrees 24 minutes 50 seconds West 17.15 feet to a point;

thence along the south line of said Parcel Three on a curve to the left having a radius of 391.52 feet, an arc length of 74.01 feet and a chord bearing North 67 degrees 39 minutes 24 seconds West a distance of 73.90 feet;

thence North 81 degrees 00 minutes 20 seconds West 7.05 feet to a point on the northeast corner of Parcel Two of lands now owned by Columbus and Southern Ohio Electric Company (OR 290-2170);

thence along the east side of said Parcel Two South 15 degrees 53 minutes 37 seconds West 2.09 feet to the southeast corner of said Parcel Two;

thence along the south line of said Parcel Two on a curve to the left having a radius of 338.21 feet, an arc length of 22.70 feet and a chord bearing North 75 degrees 47 minutes 00 seconds West a distance of 22.70 feet to an iron pin set on the northwest corner of Parcel Two;

thence North 81 degrees 01 minutes 39 seconds West 422.54 feet to an iron pin set on the northeast corner of Parcel One of lands now owned by Columbus and Southern Ohio Electric Company (OR 290-2170);

thence on a curve to the left having a radius of 259.82, an arc length of 175.08 feet and a chord bearing South 69 degrees 54 minutes 11 seconds West a distance of 171.78 feet to the southwest corner of Parcel One;

thence South 09 degrees 14 minutes 48 seconds West 5.80 feet to a disturbed iron pin found on the northeast corner of lands now owned by Karry Gemmell (OR 459-324);

thence along the north line of said Gemmell lands, North 80 degrees 59 minutes 00 seconds West 26.28 feet to an iron pin set;

thence along the west line of the Water Tower access easement described in Athens County Deed Record 159-249 North 09 degrees 01 minutes 58 seconds East 653.95 feet to an iron pin set;

thence continuing with said easement North 20 degrees 37 minutes 40 seconds West 33.28 feet to an iron pin set;

thence North 81 degrees 23 minutes 48 seconds West 938.80 feet to an iron pin set, passing iron pins found on the south side of the water tower easement at 669.34 feet and at 769.07 feet;

thence South 13 degrees 14 minutes 33 seconds West 423.41 feet to a railroad spike found on the northeast corner of lands now owned by Athens County Port Authority (OR 270-1250);

thence along the Port Authority lands the following seven courses:

- 1) North 73 degrees 53 minutes 45 seconds West 89.03 feet to a railroad spike found;
- 2) South 78 degrees 56 minutes 06 seconds West 809.93 feet to an iron pin found;
- 3) South 78 degrees 25 minutes 32 seconds West 516.45 feet to an iron pin found;
- 4) South 83 degrees 00 minutes 34 seconds West 484.24 feet to an iron pin found;
- 5) South 60 degrees 27 minutes 20 seconds West 56.83 feet to an iron pin found;
- 6) South 23 degrees 23 minutes 20 seconds West 60.28 feet to a point on the centerline of Poston Station Road;
- 7) along said centerline South 71 degrees 10 minutes 38 seconds East 1810.56 feet to a point;

thence continuing along said centerline the following five courses:

- 1) South 71 degrees 10 minutes 38 seconds East 152.77 feet;
- 2) on a curve to the left having a radius of 1900.00 feet, an arc length of 312.93 feet and a chord bearing South 75 degrees 53 minutes 43 seconds East a distance of 312.57 feet;
- 3) South 80 degrees 36 minutes 49 seconds East 295.37 feet to the southwest corner of said Gemmell lands;
- 4) South 80 degrees 36 minutes 49 seconds East 225.84 feet to a point;
- 5) South 80 degrees 43 minutes 11 seconds East 52.92 feet to point on the centerline of Salem Road (Twp. Rd. 1266) and the northwest corner of a 0.91 acre tract now owned by the Athens County Port Authority (OR 436-319);

thence along said Port Authority lands the following three courses:

- 1) along the centerline of said Salem Road South 05 degrees 09 minutes 09 seconds West 239.23 feet to the southwest corner of said 0.91 acre tract;
- 2) South 82 degrees 03 minutes 11 seconds East 153.57 feet to the southeast corner of said 0.91 acre tract;
- 3) North 11 degrees 46 minutes 41 seconds East 233.20 feet a point on the centerline of Poston Station Road;

thence along said centerline the following two courses:

- 1) on a curve to the right having a radius of 2984.93 feet, an arc length of 131.26 feet and a chord bearing South 77 degrees 19 minutes 49 seconds East a distance of 131.25 feet;
- 2) South 76 degrees 04 minutes 37 seconds East 562.47 feet to a point on the line common to York Township Section 1 and Dover Township Section 31;

thence along said common line South 04 degrees 00 minutes 24 seconds West 543.72 feet to the place of beginning, containing 513.47 acres (404.15 acres in Section 1, 104.10 acres in Section 2, and 5.22 acres in Section 8), more or less, subject to all legal road right of ways and applicable easements, written or implied.

**138 KV Substation**

Situated in the State of Ohio, County of Athens, Township of York, bounded and described as follows:

Being a part of Section 1, Township 12, Range 15, Ohio Company Lands, and being a part of lands now or formerly owned by Columbus and Southern Ohio Electric Company per Athens County Deed Record 196-464 and Deed Record 199-493, and more particularly described as follows:

Beginning for reference at an iron pin set on the corner common to Section 1 York Township, Section 31 Dover Township, Section 36 Athens Township and Section 6 Waterloo Township;

thence along the south line of said Section 1 North 86 degrees 34 minutes 33 seconds West 2691.96 feet to stone found;

thence through the lands of Columbus and Southern Ohio Electric Company (DR 196-464) North 47 degrees 10 minutes 24 seconds East 1170.87 feet to a point on the centerline of Poston Station Road and the principal place of beginning;

thence along said centerline the following three courses:

- 1) South 71 degrees 10 minutes 38 seconds East 152.77 feet;
- 2) on a curve to the left having a radius of 1900.00 feet, an arc length of 312.93 feet and a chord bearing South 75 degrees 53 minutes 43 seconds East a distance of 312.57 feet;
- 3) South 80 degrees 36 minutes 49 seconds East 295.37 feet to the southwest corner of lands now owned by Karry Gemmell (OR 459-324);

thence along the west line of said Gemmell lands, North 09 degrees 47 minutes 39 seconds East 786.35 feet to an iron pin found on the northwest corner of said Gemmell lands;

thence along the north line of said Gemmell lands, South 80 degrees 59 minutes 00 seconds East 291.59 feet to an iron pin set on the west line of the Water Tower access easement described in Athens County Deed Record 159-249, from which a disturbed iron pin found on the northeast corner of said Gemmell lands, bears South 80 degrees 59 minutes 00 seconds East a distance of 26.28 feet;

thence along the west line of said access easement North 09 degrees 01 minutes 58 seconds East 653.95 feet to an iron pin set;

thence continuing with said easement North 20 degrees 37 minutes 40 seconds West 33.28 feet to an iron pin set;

thence North 81 degrees 23 minutes 48 seconds West 938.80 feet to an iron pin set, passing iron pins found on the south side of the Water Tower easement at 669.34 feet and at 769.07 feet;

thence South 13 degrees 14 minutes 33 seconds West 423.41 feet to a railroad spike found on the northeast corner of lands now owned by the Athens County Port Authority (OR 270-1250);

thence along the east line of said Port Authority lands South 13 degrees 16 minutes 19 seconds West 987.18 feet to the principal place of beginning, passing an iron pin found at 953.42 feet;

containing 28.36 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made October 1, 2012.

This description is written based on a boundary survey completed May 10, 2013 by Timothy H. Linn, PS, No. 7113.

  
\_\_\_\_\_  
Timothy H. Linn, PS  
Reg. No. 7113

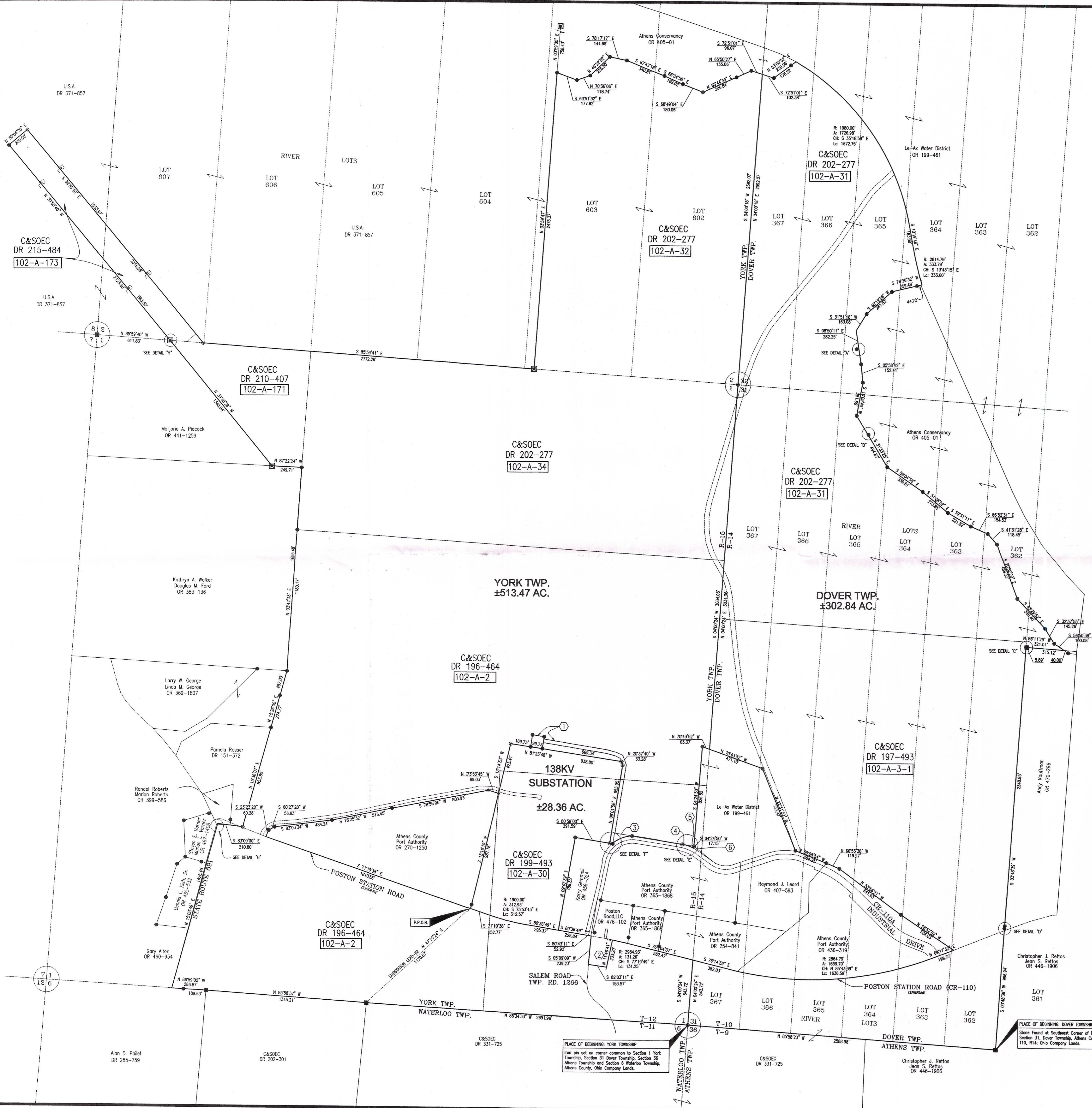
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Date



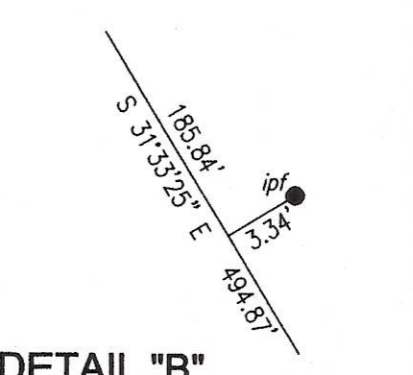
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: EM Williams  
DATE: 6/4/13

Description Approved  
Jill A. Thompson  
Athens County Auditor  
6/7/13

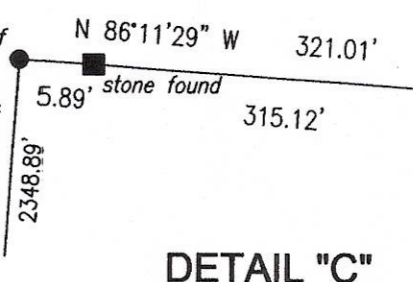




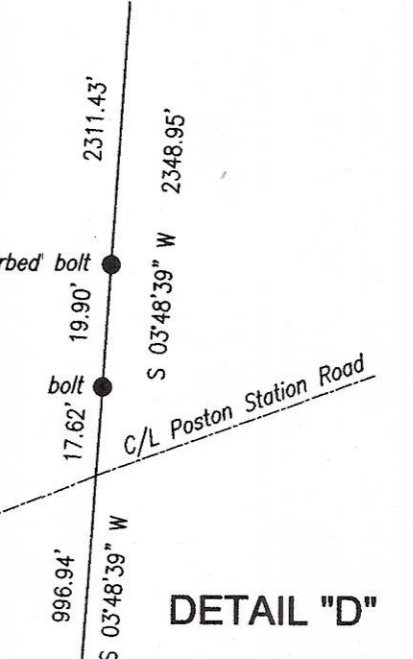
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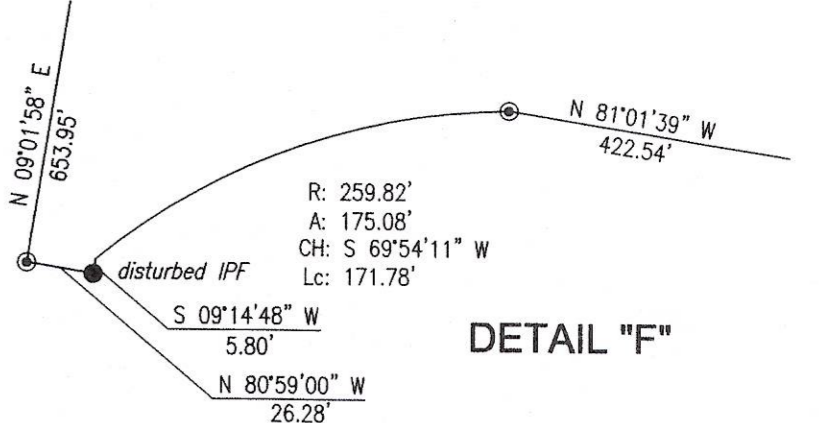
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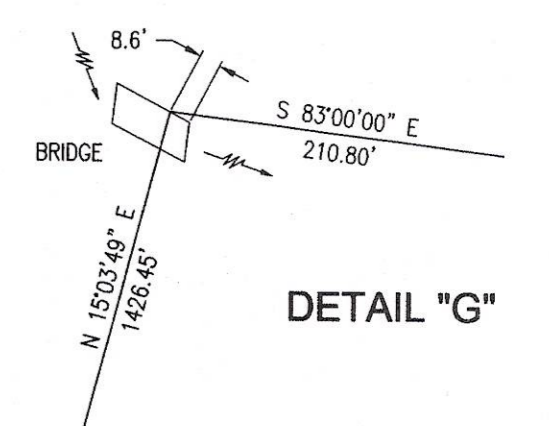
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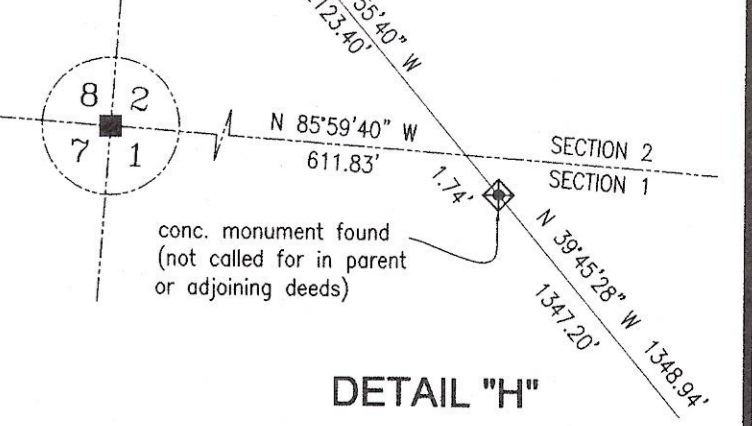


DETAIL "F"



DETAIL "G"

DETAIL "H"



**SITUATED IN**

Situated in the State of Ohio, County of Athens, Township of Dover, Sections 31 and 32, T-10, R-14 and Township of York, Sections 1, 2, and 8, T-12, R-15 of the Ohio Company Lands.

**BASIS OF BEARINGS**

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made on October 1, 2012.

**ATHENS COUNTY PARCEL NO.'s**

Dover Township  
All of: G0010010052400 ±302.84 ac.  
York Township  
All of: P010010000100 ±503.28 ac.  
All of: 9999U00 (Section 2) ±4.97 ac.  
All of: 9999U00 (Section 8) ±5.22 ac.

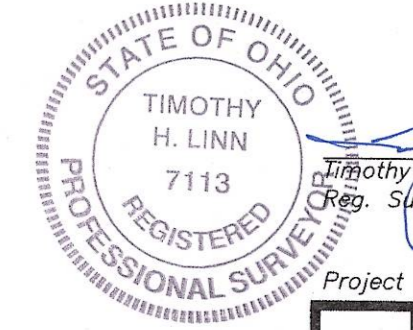
**KEYNOTES**

- ① Easement for Water Tower and Access Road, OR 159-249.
- ② Grantor: C.S.O.E. Grantee: Community Improvement Corp.
- ③ Athens County Port Authority, 0.91 ac; OR 436-319.
- ④ Columbus & Southern Ohio Electric Company, Parcel 1, 0.105 ac., OR 290-2170.
- ⑤ Columbus & Southern Ohio Electric Company, Parcel 2, 0.001 ac., OR 290-2170.
- ⑥ Columbus & Southern Ohio Electric Company, Parcel 3, 0.012 ac., OR 290-2170.
- ⑦ Le-Ax Water District, 0.055 ac., OR 290-2166

**LEGEND**

- Pipe Found
- Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- ⊕ PK Nail Set
- ⊕ Wooden Post
- Concrete Monument Found
- Stone Found
- ▲ Railroad Spike Set
- ▲ Railroad Spike Found
- Axle Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- 102-A-34 AEP Parcel Numbers
- C&SOEC Columbus & Southern Ohio Electric Company

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Timothy H. Linn*  
DATE: 6/4/13



Project No.: AEP-313 rev1  
Date: 5/20/13

