

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

TELEPHONE  
(614) 592-5778

## DESCRIPTION OF A 3.69 ACRE TRACT

Situated in Section 2, T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

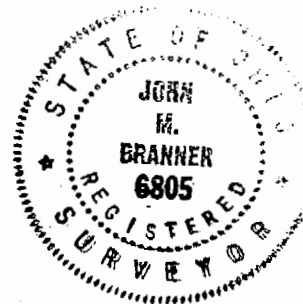
Commencing at the North-west corner of the South one-half of the North-east Quarter of Section 2, thence, South 86 Degrees 00 Minutes 13 Seconds East, 1708.94 feet to an iron pin found on the Westerly Right of Way of the Former Kanawha and Michigan Railroad, said point being the POINT OF BEGINNING, and the beginning of a curve, concave to the Southeast, having a radius of 1555.50 feet, a central angle of 17 degrees 34 minutes 45 seconds, and a chord of 475.38 feet bearing South 40 degrees 42 minutes 07 seconds West, a distance of 477.25 feet along said right of way to a point;  
thence, leaving said right of way, North 75 degrees 01 minute 30 seconds West, a distance of 439.86 feet to an iron pin set, passing a rail iron at 436.90 feet;  
thence North 49 degrees 28 minutes 38 seconds East, a distance of 200.93 feet to an iron pin set;  
thence North 11 degrees 03 minutes 25 seconds East, a distance of 157.67 feet to an iron pin set in Grantor's North-line;  
thence, along said line, South 86 degrees 00 minutes 13 seconds East, a distance of 553.30 feet to the POINT OF BEGINNING; said described tract containing 3.695 acres.

Subject to all easements and rights of way of record.

Note: this tract is to be continuous and contiguous with the tract to the North.

John M. Branner P.S.6805

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Charles Hodges  
DATE: 2/11/1947



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LEA 2

**LIMITED WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That **COLUMBUS SOUTHERN POWER COMPANY** (fka COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY), **Grantor herein**, an Ohio Corporation, in the City of Columbus, County of Franklin, State of Ohio, for valuable consideration paid, grants to

**PAUL F. PLOUTZ, GRANTEE**

whose tax mailing address is \_\_\_\_\_ Pine Lake, Albany, Ohio 45710, the following real property:

Situated in Section 2, Township 10, Range 15, Lee Township, Village of Albany, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-west corner of the South one-half of the North-east Quarter of Section 2, thence, South 86 Degrees 00 Minutes 13 Seconds East, 1708.94 feet to an Iron Pipe found on the Westerly Right-of-Way of the Former Kanawha and Michigan Railroad, said point being the POINT OF BEGINNING, and the beginning of a curve, concave to the Southeast, having a radius of 1555.50 feet, a central angle of 17 degrees 34 minutes 45 seconds, and a chord of 475.38 feet bearing South 40 degrees 42 minutes 07 seconds West, a distance of 477.25 feet along said right-of-way to a point; thence, leaving said right-of-way, North 75 degrees 01 minute 30 seconds West, a distance of 439.86 feet to an Iron Pipe set, passing a rail iron at 436.90 feet; thence, North 49 degrees 28 minutes 38 seconds East, a distance of 200.93 feet to an Iron Pipe set; thence North 11 degrees 03 minutes 25 seconds East, a distance of 157.67 feet to an Iron Pipe set in Columbus Southern Power Company's North-line; thence along said line, South 86 degrees 00 minutes 13 seconds East, a distance of 553.30 feet to the POINT OF BEGINNING; said described tract containing 3.69 acres.

**EXCEPTING AND RESERVING UNTO** Columbus Southern Power Company, its successors and assigns, lessees and licensees, a permanent right-of-way and easement for the purpose of transmitting electric, or other, energy, and for communications purposes, together with the right to construct either underground or overhead, to locate, reconstruct, erect, operate, repair, maintain, use, enlarge, extend, remove, replace, inspect, patrol, at any and all times, poles, towers or supporting structures, conductors, and all necessary or useful facilities and equipment with respect to such wires, cables, guys, anchors, conduits, manholes, grounding systems, counterpoises, and all their appurtenant equipment and fixtures, and for the attachment and carrying of the wires and cables of other companies using electric energy in the conduct of their

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: \_\_\_\_\_

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business, (all of the foregoing being hereinafter called collectively Columbus Southern Power Company's Facilities) in, on, along, over, through and across the real estate described on the attached Exhibit "A" and made a part hereof, together with the right to Columbus Southern Power Company, its successors and assigns, lessees and licensees: to cut, to control or eliminate by herbicides or other means, and at its option to remove from the above described real estate or the lands of the Grantee adjoining the same on either side, any trees, overhanging branches, vegetation, obstacles or obstructions which may endanger the safety or interfere with the installation, use or enjoyment of all or any of Columbus Southern Power Company's Facilities; to add to the number of wires, conduits, cables, anchors or other incidental equipment and to the relocate at any time or times all of Columbus Southern Power Company's Facilities; and to use said right-of-way and easement for access to and from any part or parts thereof and any lands and rights-of-way of Columbus Southern Power Company adjoining the same for the enjoyment of the rights of Columbus Southern Power Company therein; and of ingress and egress to, over and from the above described real estate and any adjoining lands of Grantee at any and all times for the aforesaid purposes; and to do anything necessary or desirable in the exercise and enjoyment of the rights herein reserved to Columbus Southern Power Company, its successors and assigns, lessees and licensees.

Grantee shall have the right to cultivate or otherwise use the Premises in any way not inconsistent with the full enjoyment of the easement hereby reserved, including the right to install and maintain a field gate in any fence constructed along the westerly property line, but no building, structure, or obstruction shall be placed by Grantee, Grantee's heirs, or Grantee's successors and assigns on the above described Premises; and no change in the level of the ground by excavation or mounding may be made without the written consent of Columbus Southern Power Company. Grantee, Grantee's heirs, successors and assigns shall also be prohibited from drilling or operating a well, maintaining any pile or debris within the right-of-way or easement herein reserved; interfering in any way with the lateral support of the towers, poles, or other structures placed by Columbus Southern Power Company on said right-of-way or easement.

Grantee acknowledges that Grantor has made no covenant, representation or warranty as to the suitability of the real estate or as to the physical condition thereof for any purposes whatsoever. Grantee acknowledges that it has already inspected the Premises, observed its physical characteristics, and existing conditions, and has been afforded the opportunity to conduct such investigation and study on the Premises as it deems necessary for acquiring the Premises for Grantee's intended use, and Grantee, its successors and assigns hereby waives any and all

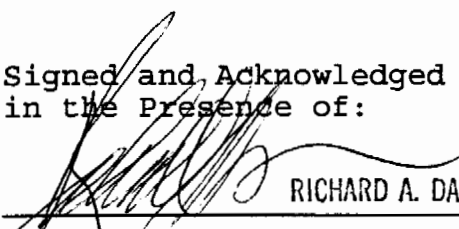
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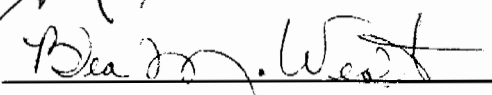
objections to or claims with respect to any and all physical characteristics and existing conditions of the property, including, without limitation, any hazardous materials, in, at, on, under or related to the Premises. Grantee, its successors and assigns, further acknowledges and agrees that the Premises are being sold, conveyed, and accepted by Grantee in its present condition, "as is" and with all faults, and Grantee its successors and assigns hereby assumes the risk of any adverse past, present, and future physical characteristics and conditions on the property, environmental or otherwise.

Columbus Southern Power Company, its successors and assigns, does hereby covenant with said Grantee, Paul E. Ploutz, that it is lawfully seized of the premises aforesaid: that said premises are FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER: except accrued real estate taxes, which are not yet due and payable, all legal highways, zoning ordinances, assessments, restrictions, conditions, and covenants of record and to such a state of facts as an accurate survey and examination of title would disclose; and that Grantor will forever WARRANT AND DEFEND the same unto the Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but against none other.

WITNESS ITS HAND THIS 13<sup>TH</sup> DAY OF JULY, 1994.

Signed and Acknowledged  
in the Presence of:

  
\_\_\_\_\_  
RICHARD A. DAVIS

  
\_\_\_\_\_  
Bea D. West

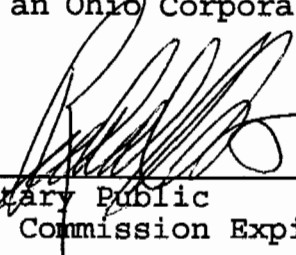
COLUMBUS SOUTHERN POWER COMPANY

By:   
\_\_\_\_\_  
Harry D. Post, Vice President

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STATE OF OHIO,                             )  
   )     SS:  
COUNTY OF FRANKLIN                    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of JULY, 1994, by Harry D. Post, Vice President of Columbus Southern Power Company, an Ohio Corporation, on behalf of the Corporation.

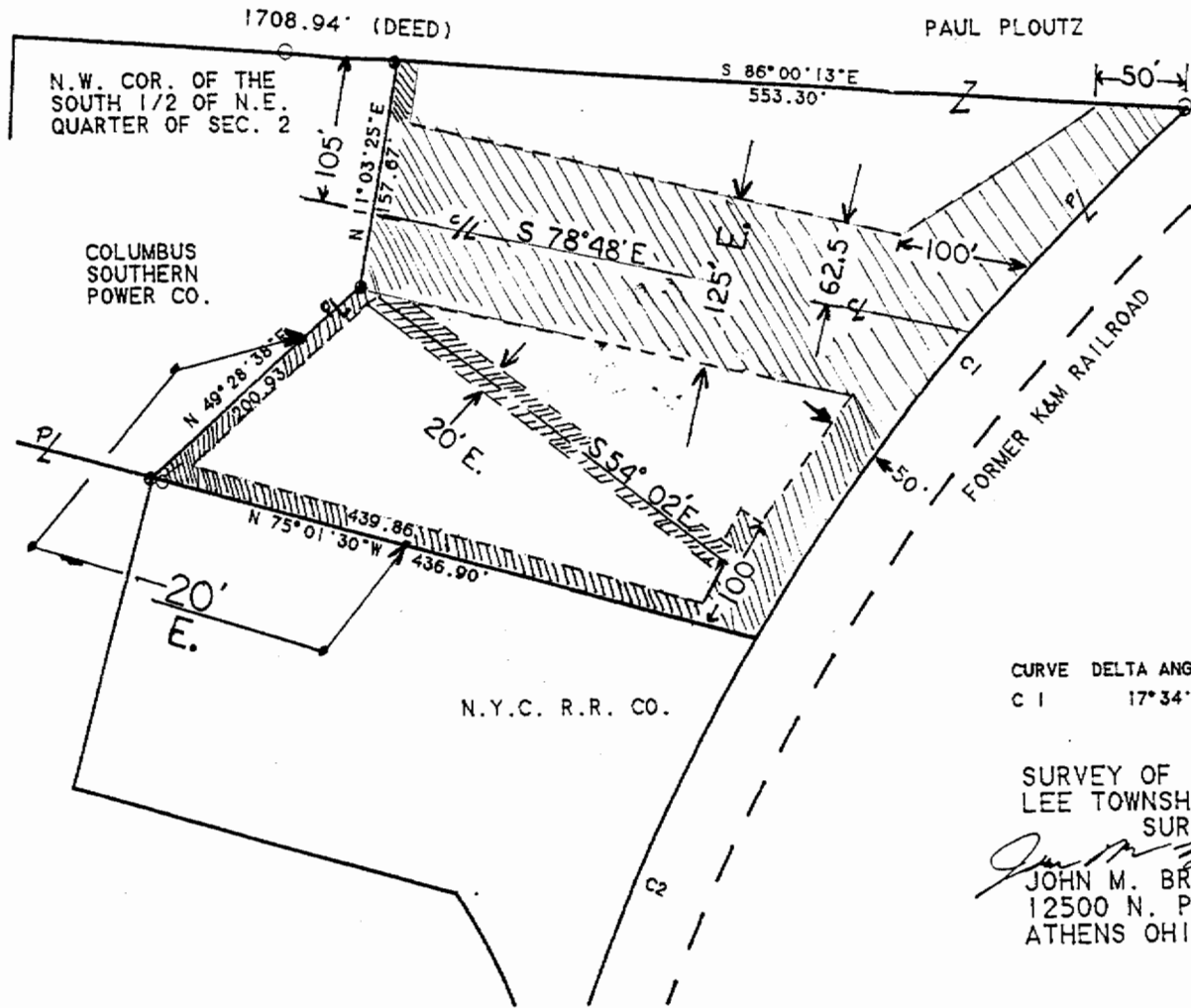
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**RICHARD A. DAVIS**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 21, 1998

This instrument prepared by Jay E. Jadwin, Attorney, American Electric Power Company, 1 Riverside Plaza, 29th Floor, Columbus, Ohio 43215, for and on behalf of COLUMBUS SOUTHERN POWER COMPANY.

JLDD940513.200

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HASHED = E.  
EASEMENTS



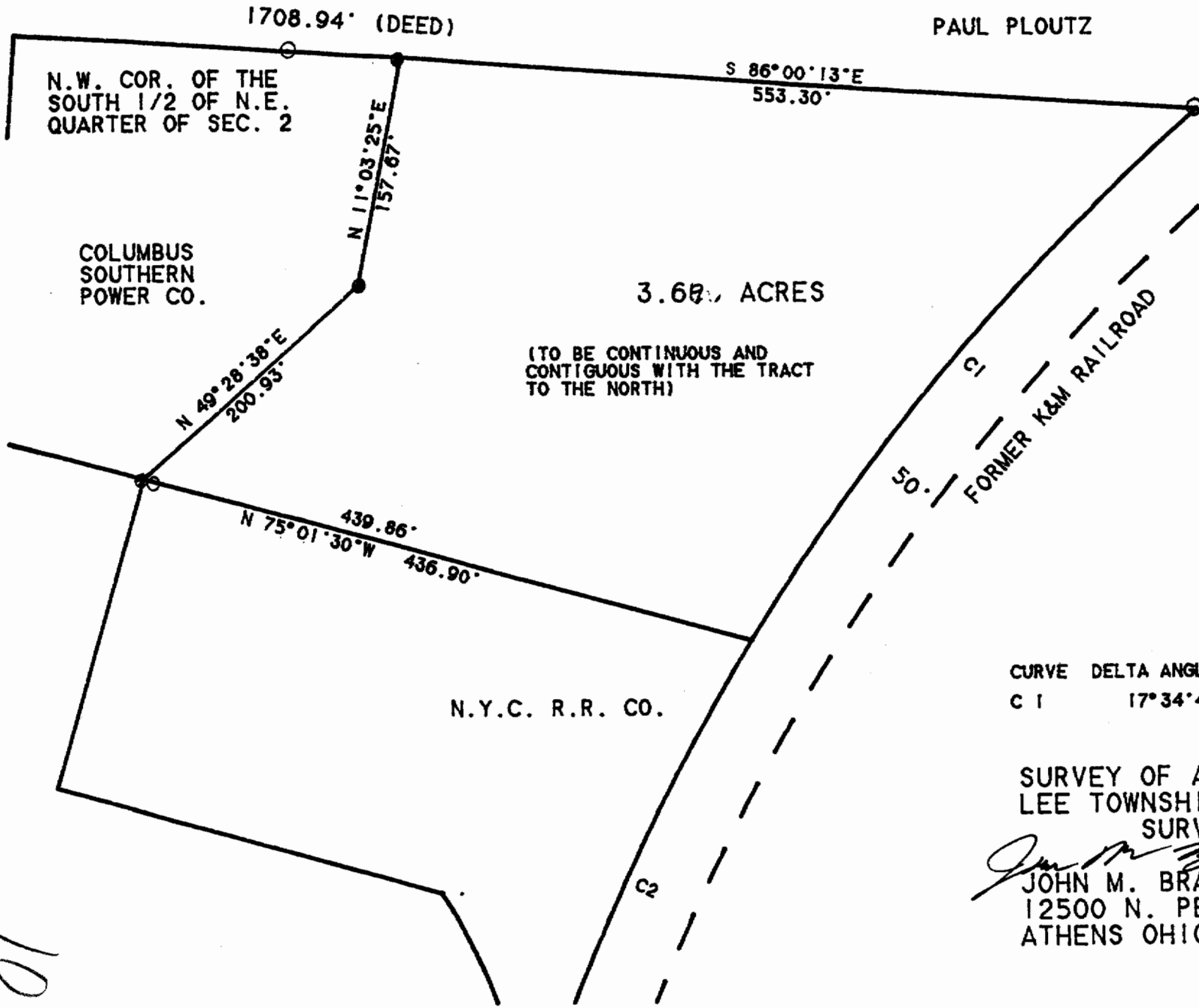
SCALE 1 INCH = 100 FEET  
 ● - IRON PIN SET  
 ○ - IRON PIN FOUND

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	17° 34' 45"	1555.50'	477.25'	240.51'	475.38'	S 40° 42' 07"

SURVEY OF A 3.6% ACRE TRACT IN SECTION 2, T. 10, R. 11  
 LEE TOWNSHIP, ATHENS COUNTY, OHIO  
 SURVEYED FEB. 1994

*John M. Branner*  
 JOHN M. BRANNER P.S. 6805  
 12500 N. PEACH RIDGE ROAD  
 ATHENS OHIO 592-5778

Exhibit "A"



SCALE 1 INCH = 100 FEET  
 ● - IRON PIN SET  
 ○ - IRON PIN FOUND

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	17° 34' 45"	1555.50'	477.25'	240.51'	475.38'	S 40° 42' 07"

SURVEY OF A 3.67 ACRE TRACT IN SECTION 2, T.10. R.15  
 LEE TOWNSHIP, ATHENS COUNTY, OHIO  
 SURVEYED FEB. 1994

*John M. Branner*  
 JOHN M. BRANNER P.S. 6805  
 12500 N. PEACH RIDGE ROAD  
 ATHENS OHIO 592-5778

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