

(MUS-16-2.66)
WARRANTY DEED

ADDRESS N/A

KNOW ALL MEN BY THESE PRESENTS:

That Warren W. Baker & Janet S. Baker

hereinafter referred to as the "Grantor" in consideration of the sum of _____ Dollars (\$_____)

to it paid by the State of Ohio, for the County of Muskingum, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Jackson, County of Muskingum, State of Ohio, and in Lot 22 & 23, Town 3-N, Range 9-W, and bounded and described as follows:

PARCEL NO. 38WV-1

Being a parcel of land lying on the right side of the centerline of a survey, made for the Department of Transportation, and recorded in Plat File _____, Slot _____, of the records of Muskingum County and being located within the following described points in the boundary thereof:

Commencing at the intersection of Lots 18, 19, 22, and 23 (iron pin found and used), said point being 1487.20 feet left of proposed S.R. 16 station 1039+10.54; thence S 09° 16' 26" E a distance of 1747.56 feet to an iron pin set, said point being 160.00 feet right of Proposed S.R. 16 station 1032+50.00, and the TRUE PLACE OF BEGINNING of this description;

Thence S 27° 13' 33" W a distance of 274.29 feet to an iron pin set, said point being 120.00 feet right of Proposed Scout Road (C.R. 48) station 21+34.03; thence S 17° 36' 56" W a distance of 342.70 feet to an iron pin set, said point being 120.00 feet right of station 18+00.00; thence S 21° 32' 06" W a distance of 300.74 feet to an iron pin set, said point being 119.99 feet right of station 15+07.11; thence S 86° 01' 31" E a distance of 246.15 feet to an iron pin set, said point being 75.00 feet right of Proposed Eddleblute Drive station 5+00.00; thence S 03° 58' 29" W a distance of 73.96 feet to a point, said point being on the Grantor's South line and being 1.03 feet right of station 5+00.00; thence N 86° 59' 01" W along the Grantor's South line a distance of 296.29 feet to a point, said point being 3.93 feet right of station 2+03.75; thence N 86° 48' 18" W a distance of 105.66 feet to a point, said point being the intersection of Scout Rd. (C.R. 48) and Eddleblute Dr. and being station 13+79.37; thence N 23° 28' 28" E along the centerline of Scout Rd. (C.R. 48) a distance of 171.98 feet to a point, said point being 0.31 feet right of station 15+51.35; thence with a curve to the left with an arc length of 529.78 feet, with a radius of 3819.72 feet, with a chord bearing of N 19° 30' 04" E, with a chord length of 529.36 feet to a point, said point being 0.31 feet right of station 20+80.97; thence N 15° 31' 40" E a distance of 171.78 feet to an iron pin set, said point being on the centerline of Scout Road and being station 22+52.75; thence with a curve to the left with an arc length of 230.92 feet, with a radius of 6410.45 feet, with a chord bearing of N 65° 02' 57" E, with a chord length of 230.87 feet to the True Place of Beginning.

Stationing for the above description is based on the centerline of Proposed State Route 16, Scout Rd. (C.R. 48), and Proposed Eddleblute Drive.

Bearings for the above description were based on the Ohio State Plane Coordinate System, South Zone NAD 83. Description of the above parcel is based on a survey made by Resource International, Inc. by Joseph S. Bolzenius, Registered Surveyor No. 7526, for the State of Ohio, Department of Transportation.

Iron Pin Set is 3/4" diameter, 30" long with plastic ID cap stamped "ODOT D-5".

The grantor reserves the right of ingress and egress to and from residual area.

Property owner claims title through instrument recorded in Volume 547 at Page 887 in the Records of Muskingum County, Ohio.

The above parcel contains 3.064 acres, more or less of which the present road occupies 0.535 acres, more or less, leaving a net take of 2.529 acres.