

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Margaret A. Roberts hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine include the feminine) in consideration of the sum of _____ Dollars (\$ _____) to him paid by the State of Ohio, 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:

The lands herein described are situated in Section 19, Township 2N, Range 8W, Muskingum Township, Muskingum County, State of Ohio. Being further described as follows:

PARCEL NO. 31WD

Being a parcel of land lying on the right side of the centerline of survey for Mus-60-22.70 made by the Ohio Department of Transportation, and recorded in Plat File _____, Slot _____, of the Muskingum County Plat Records and being located within the following described points in the boundary thereof.

Beginning at a set railroad spike on section line 19 and 22 of Muskingum Township where it intersects the proposed centerline of State Route 60, at Station 1273+23.11 as shown on the plan of Mus-60-22.70 as mentioned above:

- thence, **N87°55'23"W** a distance of **94.65 feet**, along the section line to a point on the existing centerline of existing State Route 60, located 87.64 feet left of centerline station 1273+58.08 of proposed State Route 60;
- thence, along a curve to the right a distance of 308.75 feet, with a radius of 1270.10 feet and whose chord bears **N06°52'19"W** a distance of **308.98 feet**, along the existing centerline of State Route 60 to a point located 42.94 feet left of and radially to centerline station 1276+54.02 of proposed State Route 60;
- thence, **N0°06'52"E** a distance of **299.88 feet** along the existing centerline of State Route 60 to a point located 9.27 feet left of and radially to centerline station 1279+48.29 of proposed State Route 60;
- thence, along a curve to the right a distance of 195.36 feet, with a radius of 5729.77 feet and whose chord bears **N01°05'28"E** a distance of **195.35 feet**, along the existing centerline of State Route 60 to a point, located 8.01 feet left of centerline station 1281+43.07 of proposed State Route 60;
- thence, **N02°04'05"E** a distance of **1645.26 feet** along the existing centerline of State Route 60 to a point on the southern property line of Margaret A. Roberts (1106/259), located 8.01 feet left of centerline station 1297+71.86 of proposed State Route 60; said point being the **TRUE POINT OF BEGINNING**;
- thence, **N02°04'05"E** a distance of **264.79 feet**, along existing State Route 60 to a point on the northern property line of said owner, located 8.01 feet left of centerline station 1300+36.65 of proposed State Route 60;
- thence, **S87°30'17"E** a distance of **108.01 feet** along said property line to a set rebar, located 100.00 feet right of centerline station 1300+35.64 of proposed State Route 60;

thence, **S81°28'53"W** a distance of **59.01** feet through the lands of Margaret A. Roberts (1106/259) to a set rebar, located 42.00 feet right of centerline station 1300+25.00 of proposed State Route 60;

thence, **S02°04'05"W** a distance of **253.42** feet through said lands to a set rebar on the southern property line of Margaret A. Roberts (1106/259), located 42.00 feet right of centerline station 1297+71.58 of proposed State Route 60;

thence, **N87°36'38"W** a distance of **50.01** feet along said property line to a point, said point being the **TRUE POINT OF BEGINNING**;

It is understood that the parcel of land described covers 0.311 acres, more or less, including the present road which occupies 0.182 acres, more or less, and is a part of the Auditors Parcel No. 44-36-02-01-000. All set iron pins are 5/8" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, June 26, 1998.

Grantor claims title by instrument(s) of record in Deed Book 1106, Page 259, County Recorder's Office.

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

Grantor, for himself and his heirs, executors, administrators, and assigns, reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto therefore belonging to the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

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NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY ASL
7-22-98