

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Kathleen R. Wilkinson  
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 22, Township 2N, Range 8W, Muskingum Township, Muskingum County, State of Ohio. Being further described as follows:

### PARCEL NO. 14WD

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 the section line of Falls Township and Muskingum Township where it intersects the existing centerline of State Route 60, at Station 1218+91.22 as shown on the plan of Mus-60-22.70 as mentioned above:

thence, along a curve to the left a distance of 116.79 feet, with a radius of 3819.72 feet and whose chord bears **N09°54'54"W** a distance of **116.79 feet**, along the existing centerline of State Route 60 to a point on the existing centerline of State Route 60, being centerline station 1218+06.03 of existing State Route 60;

thence, **N10°47'30"W** a distance of **884.32 feet**, along existing State Route 60 to a point located 12.29 feet left of centerline station 1226+92.35 of proposed State Route 60; being the **TRUE POINT OF BEGINNING**;

thence, **N10°47'30"W** a distance of **121.04 feet**, along the centerline of existing State Route 60 to a point located 37.14 feet left of centerline station 1228+07.91 of proposed State Route 60;

thence, along a curve to the right a distance of 274.33 feet, with a radius of 603.11 feet and whose chord bears **N02°14'20"E** a distance of **271.97 feet**, along the existing centerline of State Route 60 to a point located 80.00 feet left of and radially to centerline station 1230+67.00 of proposed State Route 60;

thence, **N15°16'11"E** a distance of **1243.21 feet** along the existing centerline of State Route 60 to a point located 71.34 feet left of centerline station 1243+18.84 of proposed State Route 60;

thence, along a curve to the left a distance of 100.84 feet, with a radius of 603.11 feet and whose chord bears **N10°28'47"E** a distance of **100.72 feet**, along the existing centerline of State Route 60 to a point on the northern property line of Kathleen R. Wilkinson (1140/991) located 62.82 feet left of and radially to centerline station 1244+26.16 of proposed State Route 60;

thence, **S87°16'04"E** a distance of **187.82 feet**, along said property line and also being the centerline of Richvale Rd. (C.R. 3) to a point, located 125.00 feet right of and radially to centerline station 1244+26.01 of proposed State Route 60;

thence, **S10°35'47"W** a distance of **553.20 feet** through the lands of Kathleen R. Wilkinson (1140/991) to a set rebar, located 140.00 feet right of centerline station 1239+00.00 of proposed State Route 60;

- thence, **S33°00'51"W** a distance of **262.49** feet through said lands to a set rebar, located 60.00 feet right of centerline station 1236+50.00 of proposed State Route 60;
- thence, **S14°54'17"W** a distance of **744.39** feet through said lands to a set rebar, located 60.00 feet right of and radially to centerline station 1229+00.00 of proposed State Route 60;
- thence, **S03°38'45"W** a distance of **200.00** feet through said lands to a set rebar on the southern property line of Kathleen R. Wilkinson (1140/991), located 60.00 feet right of centerline station 1228+92.23 of proposed State Route 60;
- thence, **N87°55'30"W** a distance of **72.52** along said property line to a point, being the **TRUE POINT OF BEGINNING**;

It is understood that the parcel of land described covers 6.351 acres, more or less, including the present road which occupies 1.388 acres, more or less, and is a part of the Auditors Parcel No. 44-48-01-18-000. 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 10, 1998.

Grantor claims title by instrument(s) of record in Deed Book 1140, Page 991, 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.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY ALB  
6-26-98

**OFFICE COPY  
NOT RECORDABLE**