

✓

(MUS-16-7.16)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Kenneth W. Moore, Jr. & Jerilee E. Moore

hereinafter referred to as the "Grantor" in consideration of the sum of _____

Dollars (\$ _____)

to it 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:

Situated in the Township of Cass, County of Muskingum, State of Ohio, and in Sections 3 & 4 and Lot 11, Town 3-N, Range 8-W, and bounded and described as follows:

PARCEL NO. 53WL

Being a parcel of land lying on the left 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 the half section lines of Sections 3 and 4 (iron pin found and used), said point being 1018.86 feet left of proposed S.R. 16 station 1209+67.32; thence S 53°52'41" W a distance of 1571.15 feet to an iron pin set, said point being 230.00 feet left of proposed S.R. 16 station 1196+08.57, and being the TRUE PLACE OF BEGINNING of this description;

Thence S 81°33'05" E a distance of 300.92 feet to an iron pin set, said point being 155.00 feet left of station 1199+00.00; thence N 74°09'02" E a distance of 350.18 feet to an iron pin set, said point being 215.00 feet left of station 1202+45.00; thence N 75°29'08" E a distance of 404.47 feet to an iron pin set, said point being 275.00 feet left of station 1206+45.00; thence N 82°47'51" E a distance of 235.05 feet to an iron pin set, said point being 280.00 feet left of station 1208+80.00; thence N 75°02'38" E a distance of 384.71 feet to an iron pin set, said point being 340.00 feet left of station 1212+60.00; thence S 76°18'06" E a distance of 267.22 feet to an iron pin set, said point being 250.00 feet left of station 1215+11.61; thence S 00°10'57" W a distance of 92.25 feet to a point, said point being 158.29 feet left of station 1215+01.70; thence N 87°19'10" E a distance of 291.50 feet to a point, said point being 140.00 feet left of station 1217+95.00; thence N 78°08'42" E a distance of 85.71 feet to a point, said point being 147.06 feet left of station 1218+81.50; thence N 00°10'57" E a distance of 139.15 feet to an iron pin set, said point being 285.00 feet left of station 1219+00.20; thence N 78°15'45" E a distance of 146.33 feet to an iron pin set, said point being 295.00 feet left of station 1220+50.00; thence S 79°12'25" E a distance of 350.85 feet to an iron pin set, said point being 176.00 feet left of station 1223+87.00; thence N 76°38'47" E a distance of 214.83 feet to an iron pin set, said point being 187.00 feet left of station 1226+05.00; thence N 26°37'31" E a distance of 206.60 feet to an iron pin set, said point being 350.00 feet left of station 1227+35.00; thence N 76°38'12" E a distance of 402.24 feet to an iron pin set, said point being 355.00 feet left of station 1231+50.00 of station; thence N 82°00'16" E a distance of 459.84 feet to an iron pin set, said point being 300.00 feet left of station 1236+20.00; thence N 72°10'17" E a distance of 356.28 feet to an iron pin set, said point being on the existing right of way for Cass Irish Ridge Road (T.R. 401) and being 305.44 feet left of station 1239+85.92; thence S 46°59'09" E along the existing right of way line of Cass Irish Ridge Road a distance of 52.49 feet to an iron pin found, said point being 259.56 feet left of station 1240+12.06; thence S 41°13'08" E a distance of 78.97 feet to an iron pin found, said point being 186.94 feet left of station 1240+43.71; thence S 49°19'00" E a distance of 84.01 feet to a point, said point being 114.96 feet left of station 1240+87.62; thence S 69°31'03" E a distance of 77.60 feet to a point, said point being 66.11 feet left of station 1241+48.40; thence S 81°35'10" E a distance of 100.90 feet to a point, said point being 19.81 feet left of station 1242+38.38; thence N 88°38'35" E

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

MINUTES 28 SECONDS WEST 328.46 FEET) AN ARC DISTANCE OF 328.64 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER OF SECTION 4 ON THE EAST LINE OF A TRACT CONVEYED TO R. E. TIPPIE AS RECORDED IN VOLUME 503 PAGE 689 OF SAID COUNTY RECORDS; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE 16 ALONG THE EAST LINE OF SAID TIPPIE TRACT AND ALSO ALONG THE EAST LINE OF A TRACT CONVEYED TO M. C. SIDWELL AS RECORDED IN VOLUME 612 PAGE 144 OF SAID COUNTY DEED RECORDS NORTH 04 DEGREES 34 MINUTES 56 SECONDS WEST 1758.61 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 1.44 FEET AND AN EXISTING IRON PIN (1 INCH PIPE) AT THE NORTHEAST CORNER OF SAID TIPPIE TRACT 286.44 FEET.

CONTAINING 200.117 MORE OR LESS ACRES TOTAL, 96.890 MORE OR LESS ACRES IN SECTION 4, 71.467 MORE OR LESS ACRES IN SECTION 3, 18.149 MORE OR LESS ACRES IN LOT NUMBER 11, 13.611 AND MORE OR LESS ACRES IN LOT NUMBER 12, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF STATE ROUTE 16 (RAIDERS ROAD) AND TOWNSHIP ROAD NUMBER 401 (CASS IRISH RIDGE ROAD) SUBJECT TO ALL APPLICABLE EASEMENTS.

NOTE: IT IS ALSO HEREBY THE INTENTION TO CONVEY ALL TITLE AND INTEREST TO THE LAND BOUNDED ON THE SOUTH BY THE TOWING PATH OF THE OHIO CANAL, BOUNDED ON THE NORTH BY THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 16, BOUNDED ON THE EAST BY THE EAST LINE OF LOT NUMBER 12 AND BOUNDED ON THE WEST BY THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 4-----EXISTING CONCRETE HIGHWAY MONUMENT WERE FOUND AT MOST ANGLE POINTS IN THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 16 BUT DID NOT AGREE WITH THE CENTER LINE ESTABLISHED FROM EXISTING HIGHWAY PLANS. ONLY THOSE THAT AGREED WITH THE SAID CENTER LINE WERE INDICATED.

BEARINGS ARE BASED ON THE WEST LINE OF LOT NUMBER 8 AS PREVIOUSLY SURVEYED BY W. J. BIEDENBACH IN JULY OF 1979. ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF JANUARY 1989.

W. J. BIEDENBACH
REGISTERED SURVEY #5718

D2930 K. MOORE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nault
1-31-89

OFFICE COPY
NOT RECORDABLE

727 Cambridge Road
Coshocton, Ohio 43812

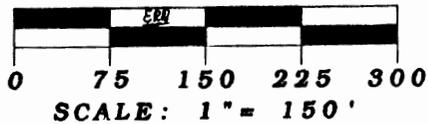
LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (614) 623-0993
1-800-842-3264

THIS PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

Pertinent documents: Tax maps:

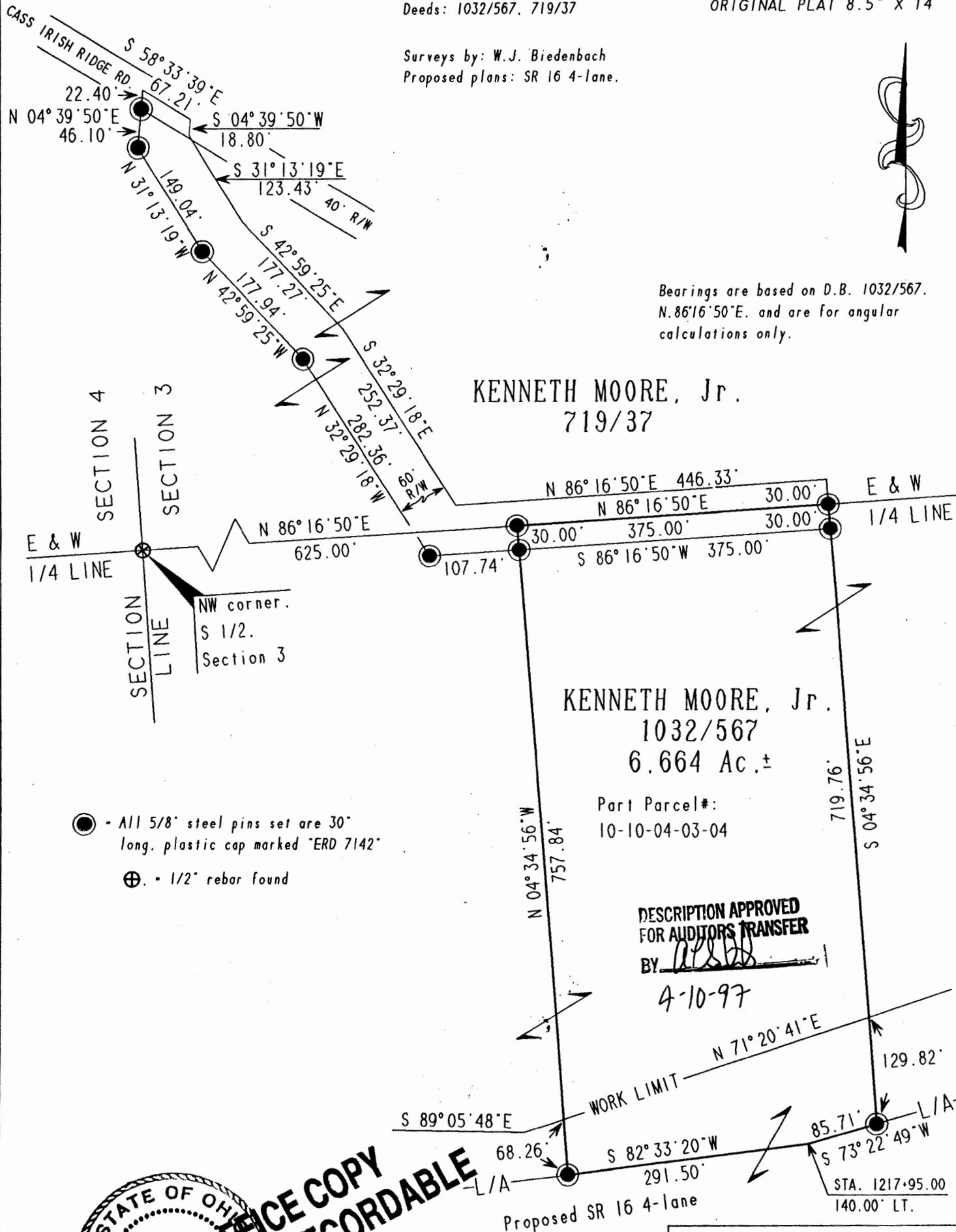


Deeds: 1032/567, 719/37

Surveys by: W.J. Biedenbach
Proposed plans: SR 16 4-lane.



Bearings are based on D.B. 1032/567.
N. 86°16'50"E. and are for angular
calculations only.



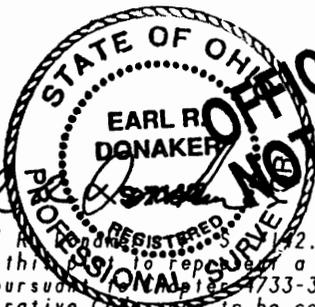
- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- ⊕ - 1/2" rebar found

KENNETH MOORE, Jr.
1032/567
6.664 Ac. ±

Part Parcel#: 10-10-04-03-04

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY: *[Signature]*

4-10-97



I, Earl R. Donaker, P.S., hereby certify this is a true and correct copy of a boundary survey pursuant to Ohio Administrative Code 150:4733-37. Ohio Administrative Code 150:4733-37. Ohio Administrative Code 150:4733-37. Ohio Administrative Code 150:4733-37. Ohio Administrative Code 150:4733-37.

"Remove not the old landmark." Proverbs 23: 10

Kenneth Moore, Jr.	
ACRES: 6.664	
SW 1/4, SECTION 3	
SECOND QUARTER, T 3 N. R 8 W.	
UNITED STATES MILITARY LANDS	
TOWNSHIP: CASS	
COUNTY: MUSKINGUM, OHIO	
MARCH, 1997	KM0708AA

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS
EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

KENNETH MOORE, Jr.

1.306 Acres

KM0903AA

Being 1.306 acres, more or less (0.609 acres part of # 10-10-04-04-23-000 in the southeast quarter of section 4 and 0.697 acres part of # 10-10-04-03-04-000 in the southwest quarter of section 3) in the second quarter of township 3 north, range 8 west, United States Military Lands, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the northwest corner of the southwest quarter of section 3;

thence, along the section line (sections 3 & 4) S.04°07'49"E. 1026.48' to a point on the proposed centerline of the SR 16 four-lane, said point being the TRUE POINT OF BEGINNING

thence, through the property of Kenneth Moore, Jr. 1032/567 the following 6 courses:

1. thence, N.79°07'46"E. 133.89' to a point;
2. thence, S.04°34'56"E. 225.15' to a 5/8" steel pin set, on the proposed south right-of-way line of the SR 16 four lane;
3. thence, along the said right-of-way, S.77°39'20"W. 5.94' to an ODOT right-of-way pin found;
4. thence, continuing along the said right-of-way, S.78°03'45"W. 246.11' to a 5/8" steel pin set;
5. thence, N.04°34'56"W. 229.92' to a point on the proposed centerline of the SR 16 four-lane;
6. thence, along the said centerline, N.79°07'46"E. 117.59' to the TRUE POINT OF BEGINNING, containing 1.306 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on D.B. 1032/567 and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 1032/567; surveys by: W.J. Biedenbach, O.D.O.T. (proposed SR 16 four lane plans).

Prior deed: 1032/567.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of April, in the year of our Lord one thousand nine hundred and ninety-eight.

OFFICE COPY
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ERD

5-1-98

ADDRESS N/A

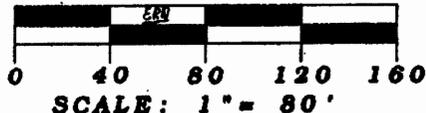
727 Cambridge Road
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LANDMARK SURVEYS

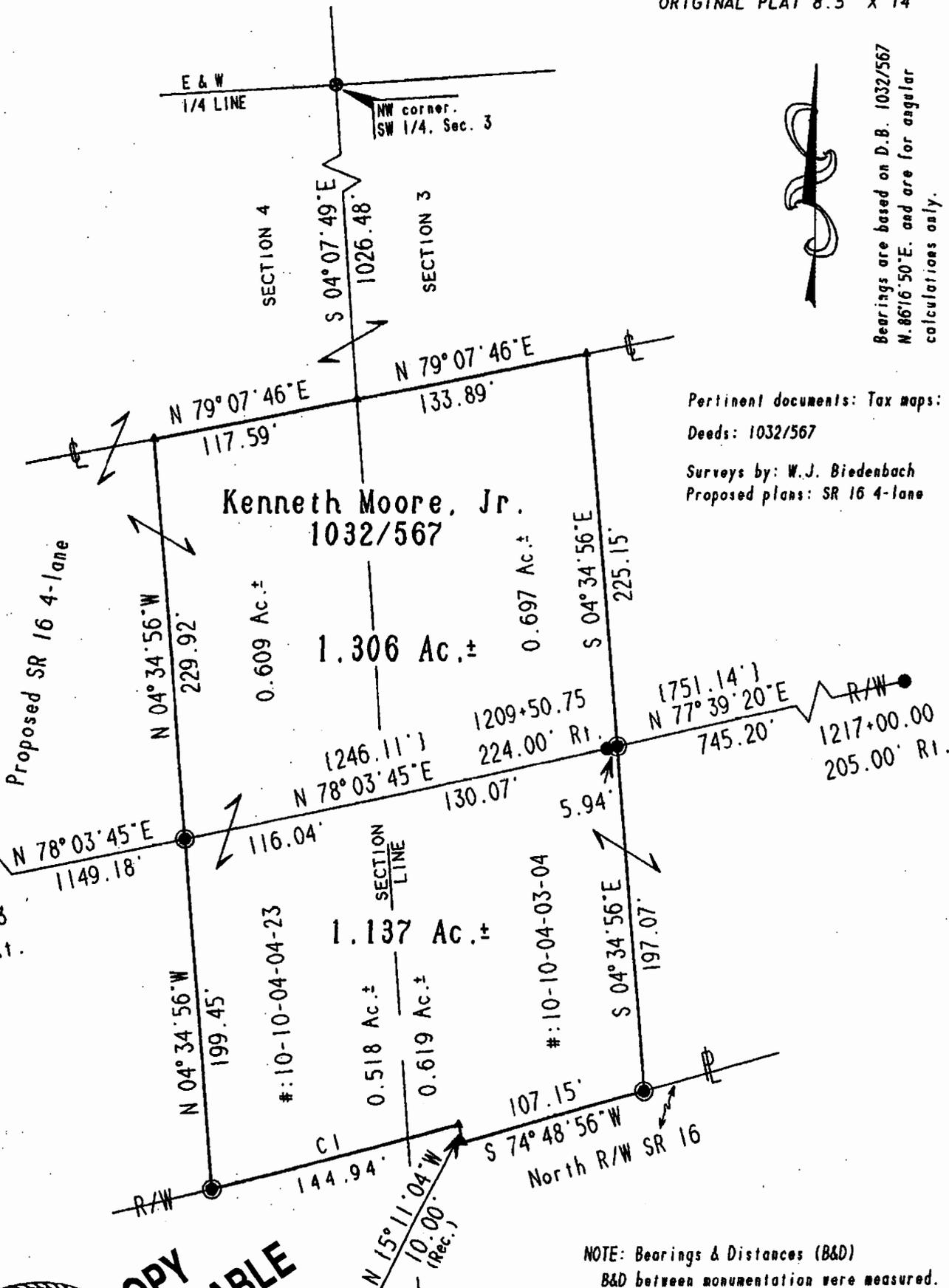
EARL R. DONAKER, P.S.

tel: (614) 623-0993
1-800-842-3264

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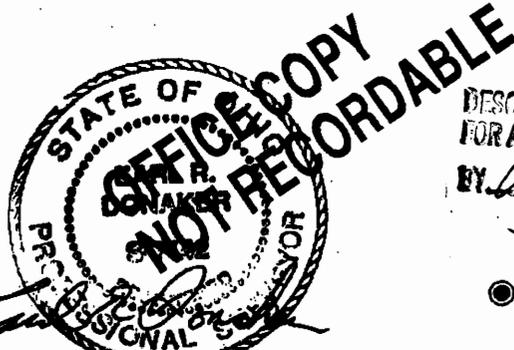


CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	BEARING
C 1	1° 26' 58"	5729.58'	144.94'	144.94'	S 75° 33' 46" W



Bearings are based on D.B. 1032/567
N. 86° 16' 50" E. and are for angular
calculations only.

Pertinent documents: Tax maps:
Deeds: 1032/567
Surveys by: W.J. Biedenbach
Proposed plans: SR 16 4-lane



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY: *[Signature]*
5-1-98

NOTE: Bearings & Distances (B&D)
B&D between monumentation were measured.
B&D to points were calculated.
Record B&D as marked. (Rec.)

I, Earl R. Donaker, P.S. 7142, hereby
certify this plat to represent a boundary
survey pursuant to Chapter 4733-37, Ohio
Administrative Code, and to be correct to
the best of my knowledge and belief.

- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- - ODOT proposed R/W pin found
- - 1/2" rebar found
- ▲ - point

"Remove not the old landmark." Proverbs 23: 10

KENNETH MOORE, Jr.
SE 1/4, SECTION 4
SW 1/4, SECTION 3
SECOND QUARTER, T 3 N.R 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: CASS
COUNTY: MUSKINGIUM, OHIO
APRIL, 1998
KM0903AA

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS
EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

KENNETH MOORE, Jr.

1.137 Acres

KM0903AA

Being 1.137 acres, more or less (0.518 acres part of # 10-10-04-04-23-000 in the southeast quarter of section 4 and 0.619 acres part of # 10-10-04-03-04-000 in the southwest quarter of section 3) in the second quarter of township 3 north, range 8 west, United States Military Lands, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an $\frac{1}{2}$ " rebar found at the northwest corner of the southwest quarter of section 3;

thence, along the section line (sections 3 & 4) S.04°07'49"E. 1026.48' to a point on the proposed centerline of the SR 16 four-lane;

thence, through the property of Kenneth Moore, Jr. 1032/567 the following 2 courses:

1. thence, N.79°07'46"E. 133.89' to a point;
2. thence, S.04°34'56"E. 225.15' to a $\frac{5}{8}$ " steel pin set on the proposed south right-of-way line of the SR 16 four lane, said $\frac{5}{8}$ " steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing through the property of Kenneth Moore, Jr. 1032/567, S.04°34'56"E. 197.07' to a $\frac{5}{8}$ " steel pin set;

thence, along the north right-of-way line of SR 16 the following 3 courses:

1. thence, S.74°48'56"W. 107.15' to a point;
2. thence, N.15°11'04"W. 10.00' to a point;
3. thence, along a non-tangent curve, concave to the north having the following properties: delta = 01°26'58"; radius = 5729.58'; arc = 144.94'; chord = S.75°33'46"W. 144.94' to a $\frac{5}{8}$ " steel pin set;

thence, through the property of Kenneth Moore, Jr. 1032/567 the following 3 courses:

1. thence, N.04°34'56"W. 199.45' to a $\frac{5}{8}$ " steel pin set on the proposed south right-of-way line of the SR 16 four lane;
2. thence, along the said right-of-way, N.78°03'45"E. 246.11' to an ODOT right-of-way pin found;
3. thence, along the said right-of-way, N.77°39'20"E. 5.94' to the TRUE POINT OF BEGINNING, containing 1.137 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on D.B. 1032/567 and are for angular calculations only. All $\frac{5}{8}$ " steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 1032/567; surveys by: W.J. Biedenbach, O.D.O.T. (proposed SR 16 four lane plans).

Prior deed: 1032/567.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of April, in the year of our Lord one thousand nine hundred and ninety-eight.

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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ARL

5-1-98

ADDRESS N/A

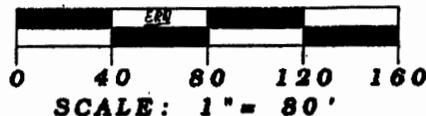
727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

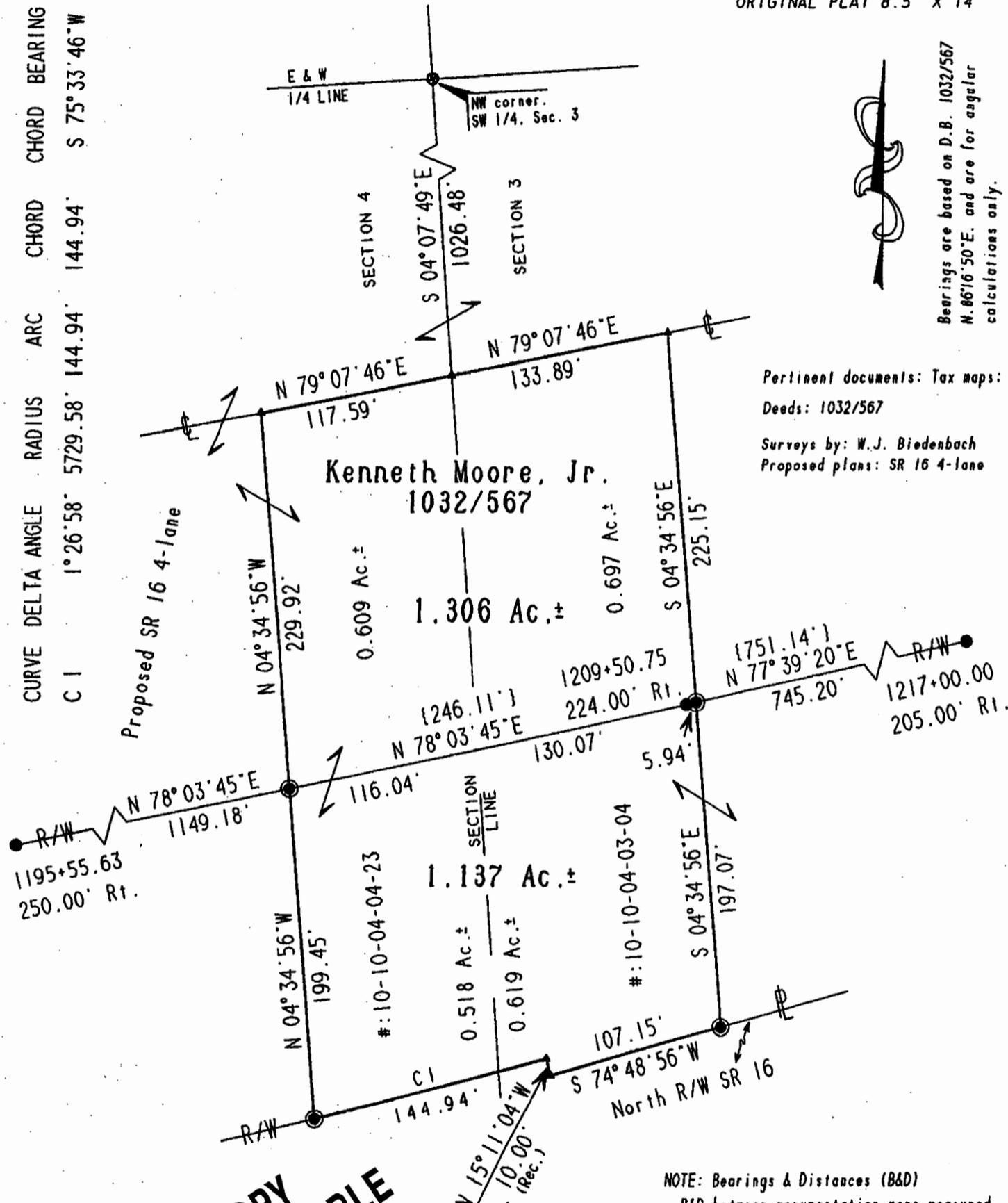
tel: (614) 623-0993
1-800-842-3264

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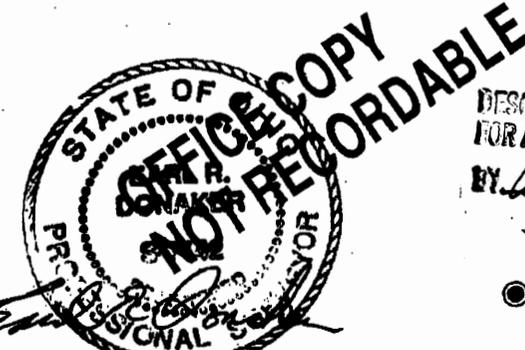


Bearings are based on D.B. 1032/567
N. 86°16'50"E. and are for angular
calculations only.

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	BEARING
C 1	1°26'58"	5729.58'	144.94'	144.94'	S 75°33'46"W



Pertinent documents: Tax maps:
Deeds: 1032/567
Surveys by: W.J. Biedenbach
Proposed plans: SR 16 4-lane



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY: *[Signature]*
5-1-98

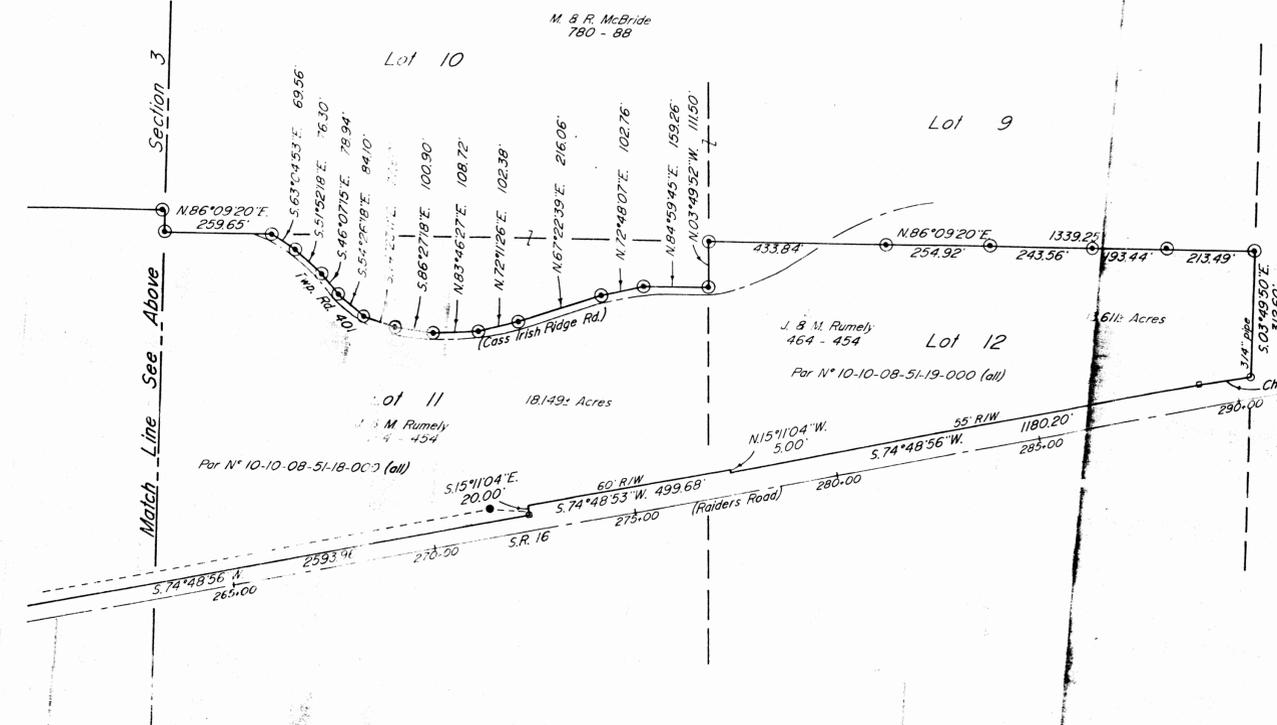
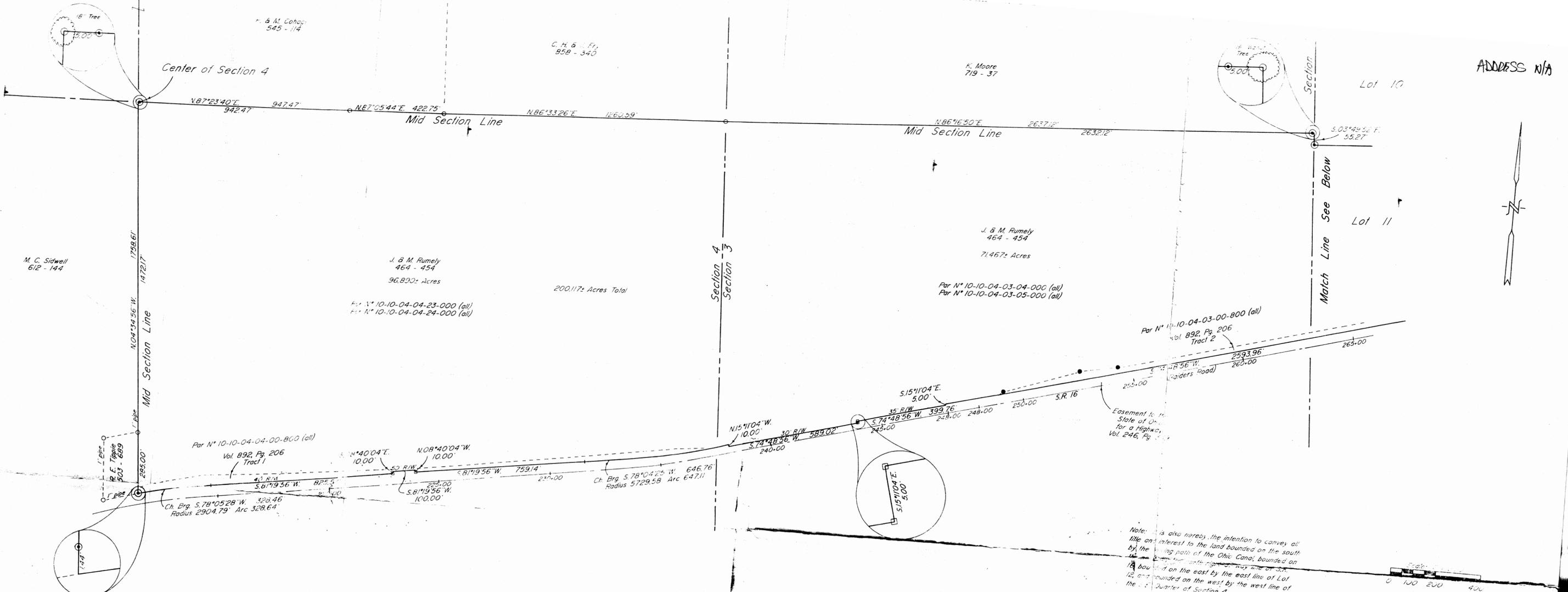
NOTE: Bearings & Distances (B&D)
B&D between monumentation were measured.
B&D to points were calculated.
Record B&D as marked. (Rec.)

I, Earl R. Donaker, P.S. 7142, hereby
certify this plat to represent a boundary
survey pursuant to Chapter 4733-37, Ohio
Administrative Code and to be correct to
the best of my knowledge and belief.

- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- - ODOT proposed R/W pin found
- - 1/2" rebar found
- ▲ - point

"Remove not the old landmark." Proverbs 23:10

KENNETH MOORE, Jr.
SE 1/4, SECTION 4
SW 1/4, SECTION 3
SECOND QUARTER, T 3 N. R 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: CASS
COUNTY: MUSKINGIUM, OHIO
APRIL, 1998 KM0903AA



Note: It is also hereby the intention to convey all title and interest to the land bounded on the south by the centerline of the Ohio Canal, bounded on the east by the centerline of the highway line of S.R. 16, and bounded on the east by the east line of Lot 12, and bounded on the west by the west line of the Quarter of Section 4.

- Existing Canal Marker
- Existing Concrete Hwy Monument
- Existing Iron Pin (1/2" rebar unless otherwise noted)
- Iron Pin Set (3/8" x 30" rebar w/ plastic top cap)

Being a part of the South Half of Section 3 & 4 and a part of Lot 11 & 12 of C. W. Adams Sub. in Quarter Township 2, Township 3, Range 9, of the United States Military Lands, Cass Township, Muskingum County, Ohio.

Being a part of the South Half of Section 3 & 4 and a part of Lot 11 & 12 of C. W. Adams Sub. in Quarter Township 2, Township 3, Range 9, of the United States Military Lands, Cass Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me this 12th day of January 1989.

OFFICE COPY NOT RECORDABLE

W. J. BIEDENBACH & ASSOC.
Reg. No. 45718

Research

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Vol. 892	Pg. 206
Vol. 503	Pg. 689
Vol. 612	Pg. 144
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Vol. 819	Pg. 163
Vol. 246	Pg. 379

Page 4 of 6 of Muskingum County L.C.M. 347 Section B1, B2, & C R/W Plan Muskingum County Tax Map

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
BY: *J. J. Hande*
1-31-89

W. J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
CANTONVILLE, OHIO
(614) 453-4400

Drawn by: SDD
Date: 1-28-89