

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That William M. Voss and Alice L. Voss, H & W; and James S. Cox and Sarah Ann Cox, H & W
hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of Fourteen Thousand Five Hundred and No/1.00 Dollars (\$14,500.00)

to him paid by The City of Athens

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 City of Athens, County of Athens
State of Ohio, and in Section 15, Town 9, Range 14, and bounded and described as follows:

PARCEL NO. 12 WD

Beginning at the intersection of the east right of way line of Depot Street and the south right of way line of Union Street, said intersection point being 20.54 feet right of Centerline Station 27+98.70 being the True Place of Beginning:

Thence south 46 degrees 15 minutes 34 seconds east with the south right of way line of Union Street a distance of 29.58 feet to a point, said point being 44.45 feet right of Centerline Station 27+75.95;

Thence with a curve to the left having a delta angle of 87 degrees 07 minutes 02 seconds a radius of 20.50 feet, a length of 31.17 feet and the long chord having a bearing of ~~south 49 degrees 00 minutes 40 seconds west~~ and a length of ~~20.49~~ feet to a point, said point being 22.50 feet right of Centerline Station 27+57.84;

Thence south 18 degrees 47 minutes 52 seconds west a distance of 6.69 feet to a point in the east right of way line of Depot Street, said point being 20.36 feet right of Centerline Station 27+51.50;

Thence north 00 degrees 22 minutes 50 seconds east with the east right of way line of Depot Street, a distance of 47.20 feet to the place of beginning and containing 0.008 acres more or less.

This description is based on a survey made by Evans, Mechwart, Hambleton & Tilton, Inc., under the direction and supervision of George A. Mara, Registered Surveyor No. 5508.

This instrument prepared by Nora A. Grabill for the State of Ohio.

* S 43° 43' 05" W
** 28.25

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Robert E. Guderberg
DATE: 10/2/87

Grantor claims title by instrument(s) of record in D.B. 360 Page 534
County Recorder's Office.

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 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,
Subject to easements, rights of way and restrictions of record.
DOT-3268

ATHENS COUNTY (R-21) 117

7S

N 03° 48' 19" E
153.45'

WORK LIMITS

340
W/L 2
N 13° 20' 0" E
93.14'

23 + 98.43
47.76'

Note: The Area for parcel 7T is covered by an existing city storm sewer easement.

.52 So.
55 Rt.

R.R. R/W

12-wD

Athens Station, Inc.

City of Athens

28 + 27.96
74.98 Lt.

27 + 22.98
33.76 Lt

P.T. N 76° 18' 52" W

9T

27 + 90
34.50 Lt.

MATCH LINE

N 00° 28' 36" W

22.99'

67.02'

N 46° 56' 08" W
N 44° 41' 09" W
63.57'

3-A-T

N 00° 22' 50" E
63.97'

Posts

45'

27 + 18.90
16.76 Lt

N 18° 47' 52" E
6.69'

27 + 82.87
16.51 Lt.

28 + 27.87
16.34 Lt.

N 00° 09' 35" E

27 + 51.5
20.36 Rt.

Construction
N 13° 24' 04" E
8.73'

27 + 71
31.00 Rt.

27 + 57.84
22.5 Rt.

STA 27+00

12T-1

N 38° 18' 10" E
13.99'

27 + 62.5
29.00 Rt.

N 39° 26' 47" E
7.11'

27 + 76.5
35.5 Rt.

S 86° 12' 53" W
8.97'

12T

47.20'

12WD

27 + 98.70
20.54 Rt.

27 + 00
31.00 Rt.

10T

S 42° 55' 50" W
63.01'

27 + 75.95
44.45 Rt.

27 + 78.31
41.97 Rt.

27 + 06.68
25.86 Rt.

S 37° 27' 00" E
9.24'

EX. R/W

S 46° 15' 34" E

S 45° 02' 23" E
W. UNION ST.

Exist Retaining Wall

EX. R/W

120