

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That The Baird Brothers Company 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, Six Hundred and Five Dollars and No/100s (\$14,605.00) to be paid by the County of Athens, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in Athens County, York Township, State of Ohio, Ohio Company Purchase, and in Section 24, Town 12, Range 15 and bounded and described as follows:

PARCEL NO. 3-WD

Being a parcel of land lying on the left and right sides of the centerline of a survey, made in 1979 by Columbus Engineering Consultants, Ltd. for Fulton Street/Robbins Road/T.R. 278 and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of Athens County and being located within the following described points in the boundary thereof:

Beginning, for reference, at the Grantor's Southeast corner and the Southeast corner of Section 23: thence along the Grantor's Easterly line and the East line of Section 23 North 4°26'30" East a distance of 2948.29 feet to a point on the proposed Southerly Right of Way line for Township Road 278, said point being 109.65 feet right of Station 61+97.72 in the above mentioned centerline survey for Fulton Street/Robbins Road/Township Road 278, said point being the TRUE place of beginning;

thence along the proposed Southerly Right of Way line for Township Road 278 and Fulton Street/Robbins Road and the proposed Northerly Right of Way line for U.S. 33 with the following courses:

North 64°01'37" West a distance of 628.40 feet; North 62°22'05" West a distance of 350.04 feet; North 62°22'21" West a distance of 256.74 feet; thence continuing along the proposed Southerly and Westerly Right of Way line for Fulton Street/Robbins Road with the following courses:

North 5°20'01" East a distance of 98.21 feet; North 60°39'36" West a distance of 185.76 feet; North 47°21'33" West a distance of 270.18 feet; North 43°09'52" West a distance of 242.72 feet; North 23°03'30" West a distance of 335.78 feet; North 11°03'46" West a distance of 173.11 feet; North 26°37'22" West a distance of 311.81 feet; North 5°41'52" West a distance of 273.55 feet; North 31°46'01" East a distance of 186.27 feet; North 13°01'52" West a distance of 243.18 feet; North 52°08'51" East (crossing the North line of Section 23 at a distance of 2.82 feet) a distance of 22.83 feet to a point in one of the Westerly lines of an unrecorded plat, said point being in the centerline of existing Robbins Road; thence along one of the Westerly lines of said Plat and the said centerline of Robbins Road South 13°37'22" East a distance of 25.41 feet to the Southwest corner of the most Southerly lot in said Plat on the East side of Robbins Road; thence along the Southerly, Easterly, and Northerly lines of said plat with the following courses:

North 46°26'46" East a distance of 145.00 feet to a corner; North 23°51'33" West a distance of 175.00 feet to a corner; North 44°29'36" West a distance of 139.07 feet to a corner; North 46°28'02" West a distance of 141.46 feet to a corner; North 49°03'08" West a distance of 124.40 feet to a corner; North 48°23'34" West a distance of 137.82 feet to a corner; South 41°23'16" West a distance of 70.17 feet to a point in the proposed Southerly Right of Way line for Fulton Street/Robbins Road; thence along the proposed Southerly and Westerly Right of Way line for Fulton Street/Robbins Road with the following courses:

North 58°05'03" West a distance of 36.60 feet; North 33°50'44" West a distance of 54.36 feet; North 78°31'31" West a distance of 69.57 feet; North 64°37'09" West a distance of 106.98 feet; North 83°59'38" West a distance of 80.02 feet; North 4°34'26" East a distance of 80.00 feet; South 88°02'09" East a distance of 182.21 feet; North 13°21'26" West a distance of 433.83 feet to a point in the existing Westerly Right of Way line for Fulton Street; thence along said Existing and Proposed Westerly Right of Way line North 8°32'52" East a distance of 278.51 feet to a point on the Grantor's Northerly line; thence along said Northerly line South 68°10'26" East, crossing the

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above mentioned centerline of Fulton Street/Robbins Road at Station 11+91.18, a distance of 61.65 feet to a point in the existing Easterly Right of Way line of Fulton Street and in the proposed Easterly Right of Way line for Fulton Street/Robbins Road; thence along said Easterly Right of Way line South 8°32'52" West a distance of 44.99 feet to a point; thence along the Proposed Easterly and Northerly Right of Way line for Fulton Street/Robbins Road/Township Road 278 with the following courses:

South 8°27'56" East a distance of 438.06 feet; South 21°20'44" East a distance of 144.01 feet; South 41°55'38" East a distance of 386.34 feet; South 52°48'50" East a distance of 139.05 feet; South 37°58'06" East a distance of 267.68 feet; South 26°09'56" East a distance of 143.84 feet; South 8°33'38" East (crossing the South line of Section 24 at a distance of 139.27 feet) a distance of 190.80 feet; South 6°35'38" West a distance of 103.22 feet; South 21°29'36" West a distance of 201.45 feet; South 11°31'26" East a distance of 770.32 feet; South 22°56'08" East a distance of 274.59 feet to a point in the existing Northerly Right of Way line of Robbins Road; thence along said existing and proposed Northerly Right of Way line South 49°28'49" East a distance of 580.39 feet to a point; thence continuing along the proposed Northerly Right of Way line for Township Road 278 with the following courses:

South 53°10'21" East a distance of 253.41 feet; South 63°21'20" East a distance of 546.60 feet; South 58°00'30" East a distance of 449.33 feet to a point in the Grantor's Easterly line and in the East line of Section 23; thence along said Easterly line and Section line South 4°26'30" West, crossing the centerline of Township Road 278 at Station 61+66.66, a distance of 156.01 feet to the TRUE place of beginning and containing 17.56 acres, more or less, (4.56 acres in Section 24, 13.00 acres in Section 23) of which the Present Road occupies 3.31 acres, more or less, (0.55 acres in Section 24, 2.76 acres in Section 23).

Except that the Grantor, for itself and its successors and assigns reserves the right of ingress and egress to the Highway Improvement to be constructed on the lands described herein.

Description checked for  
Mathematical Accuracy.  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY:

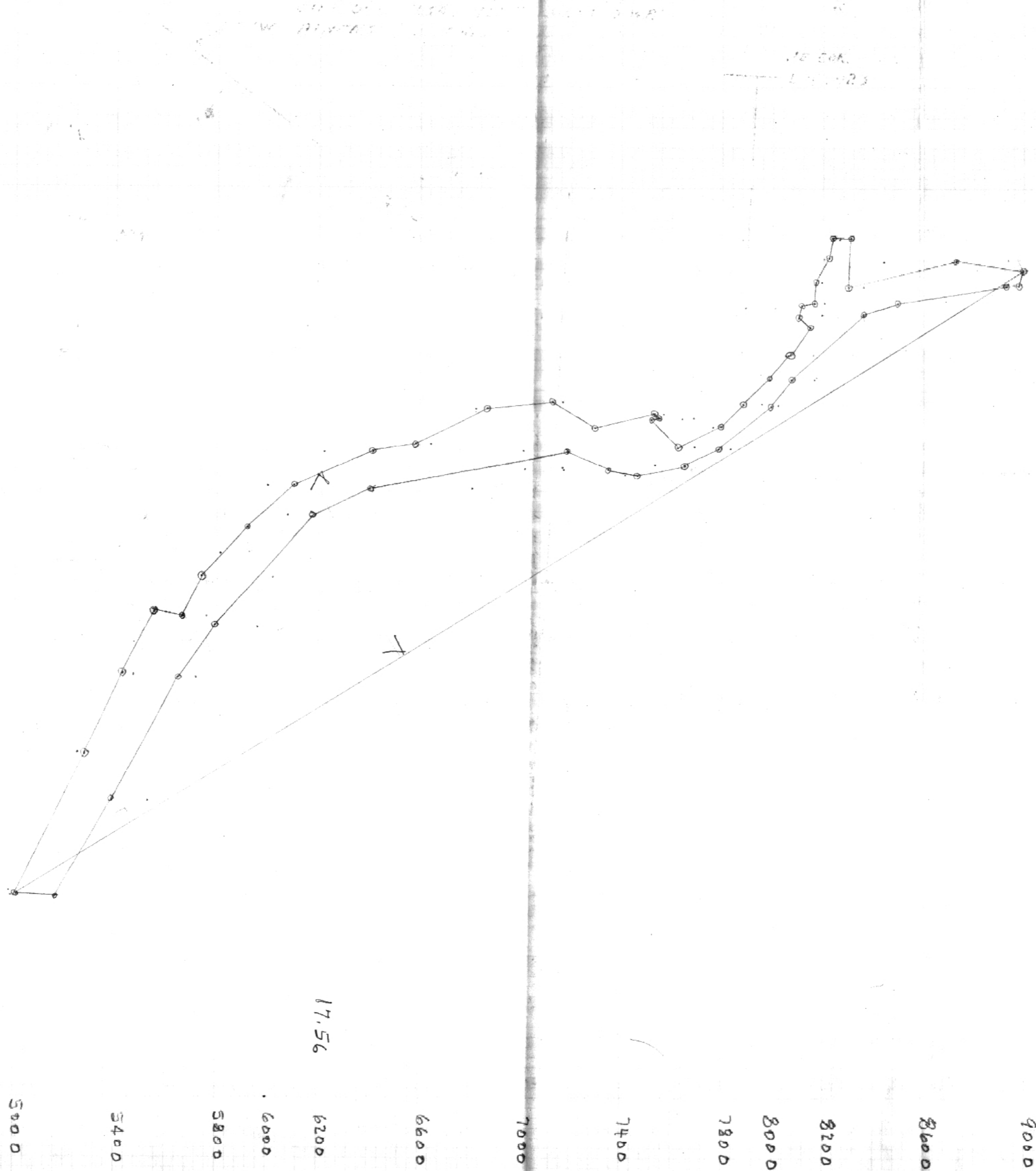
*Charles E. McKinney*

DATE:

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