

**TRANSFER
NOT NECESSARY**

MAY 07 2015

William J. Fox **BAI**
Auditor Muskingum County, Ohio



Image ID: 000001978693 Type: OFF
Kind: DEEDS
Recorded: 05/07/2015 at 11:11:36 AM
Fee Amt: \$60.00 Page 1 of 6
Instr# 201500004321
Muskingum County
CINDY RODGERS County Recorder
BK **2590** PG **801**

ODOT RE 208
Rev. 09/2012

ED
State

EASEMENT

Know All Men By These Presents That: Brad Harris, unmarried, the Grantor(s) herein, in consideration of the sum of \$880.00, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 002 SH

MUS 555-2.10

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF Muskingum County Current Tax Parcel No. 08-70-08-12-012, Prior Instrument Reference: Deed Book 2010 Page, 579, Muskingum County Recorder's Office.

And the said Grantor(s), for himself and his successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that he is the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

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BK 2590 PG 802

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

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BK 2590 PG 803

IN WITNESS WHEREOF Brad Harris has hereunto set his hand on the 15th day of March, 2013.


BRAD HARRIS

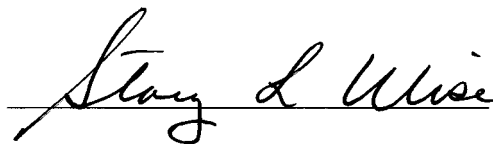
STATE OF OHIO, COUNTY OF MUSKINGUM ss:

BE IT REMEMBERED that on the 15th day of March, ~~2013~~ ²⁰¹⁵, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Brad Harris, who acknowledged the foregoing instrument to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



STACY L. WISE
Notary Public, State of Ohio
My Commission Expires 2-19-17



NOTARY PUBLIC

My Commission expires: 2-19-17

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.



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EXHIBIT A

RX 270 SH

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Rev. 06/09

Ver. Date 06/06/13

PID 91671

**PARCEL 2-SH
MUS-555-2.10**

PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the Northeast Quarter of Section 8, Township 10 North, Range 13 West, Congress Lands East of the Scioto River, being within a 7.006 acre tract conveyed to **Brad Harris**, by Official Record Volume 2010, Page 579, Recorder's Office, Muskingum County Ohio, and also known as Auditor's Parcel No. 08-70-08-12-012, being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline existing right of way of State Route 555 for MUS-555-2.10, made by the Ohio Department of Transportation and being located within the following described Points in the boundary thereof:

Commencing for reference at a stone found at the southeast corner of the northeast quarter of section 8;

Thence continuing along the east line of the northeast quarter of section 8, North 03 degrees 46 minutes 25 seconds East a distance of 691.02 feet to a point intersecting the south line of a 2.900 acre tract conveyed to Neil A. Hall and Viki Harper Hall (D.V. 1991/0649, said point being 255.85 feet right of centerline of right of way and construction State Route 555 station 107+19.88;



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EXHIBIT A

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Thence along the south line of said 2.900 acre tract, North 87 degrees 08 minutes 16 seconds West a distance of 292.09 feet to a set iron pin intersecting the existing westerly right of way line and the Grantor's southerly line, being 30.00 feet left of centerline of right of way and construction State Route 555 station 106+59.85 and being the **TRUE POINT OF BEGINNING** for a parcel herein described;

Thence continuing along the Grantor's southerly line, North 87 degrees 08 minutes 16 seconds West a distance of 12.26 feet to a set iron pin, being 42.00 feet left of centerline of right of way and construction State Route 555 station 106+57.33

Thence across the Grantor's tract, the following three (3) courses:

North 13 degrees 06 minutes 58 seconds East, a distance of 142.72 feet to a set iron pin, being 46.00 feet left of centerline of right of way and construction State Route 555 station 108+00.00;

North 25 degrees 38 minutes 46 seconds West, a distance of 52.50 feet to a set iron pin, being 80.00 feet left of centerline of right of way and construction State Route 555 station 108+40.00;

North 22 degrees 54 minutes 49 seconds East, a distance of 47.29 feet to a set iron pin on the Grantor's northerly line, being 72.00 feet left of centerline of right of way and construction State Route 555 station 108+91.45;

Thence South 87 degrees 08 minutes 17 seconds East, along the Grantor's northerly line, a distance of 42.40 feet to a point on the existing westerly right of way line, being 30.00 feet left of centerline of right of way and construction State Route 555 station 108+97.76;

Thence Southwesterly along the existing westerly right of way line, 48.25 feet along a curve to the right having a central angle of 04 degrees 11 minutes 55 seconds, a radius of 658.38 feet and a chord which bears South 12 degrees 37 minutes 22 seconds West a distance of 48.23 feet to a point of tangency, said point being centerline right of way and construction State Route 555 station 108+47.32;

Thence South 14 degrees 43 minutes 19 seconds West, ~~along the existing~~ westerly right of way line, a distance ~~of 187.47 feet to the~~ **TRUE POINT OF BEGINNING.**

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It is understood that the parcel of land described contains, 0.130 acres, more or less, including the present road which occupies, 0.000 acres, more or less, is located in Muskingum County Auditor's Permanent Parcel No. 08-70-08-12-012.

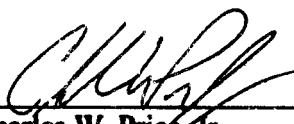
All iron pins set are 3/4" x 30" rebar with 2" aluminum caps stamped "ODOT R/W-District 5.

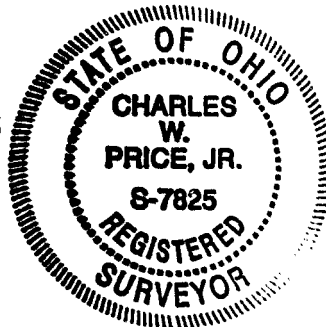
Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Charles W. Price Jr., P.S. #7825, in June of 2013.

Prior Instrument Reference as of the date of this survey was prepared: Official Record Vol. 2010, Page 579 in the Muskingum County Recorder's Office.

Bearings are based on GPS observations made on August 2, 2011. They are further based on the Ohio State Plane Coordinate System, South Zone on NAD83 datum.

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.


Charles W. Price, Jr.
Ohio Registered Surveyor S-7825



6-12-13
Date