

OHIO TURNPIKE COMMISSION
WARRANTY DEED

Parcel No. 7A-5WL

CARL BALZER, JR., divorced and not remarried,

of the Township of Brownhelm, County of Lorain, and State of Ohio, Grantors, in consideration of the sum of \$1,000.00 to Grantors paid by the Ohio Turnpike Commission, a body corporate and politic of the State of Ohio, the receipt whereof is hereby acknowledged, does hereby Grant and Convey to the State of Ohio, for the use of the Ohio Turnpike Commission, its successors and assigns, the following real estate:

Parcel 7A-5WL

Situated in Lorain County, Brownhelm Township, Town 6 North, Range 19 West, Lot 70 in the State of Ohio, bounded and described as follows:

Commencing at the intersection of the north line of Lot 74 and the centerline of Baumhart Road (C.R. 51) (iron pin found and used); thence N86°30'54"W a distance of 1204.90 feet to a point, said point being the intersection of the existing southerly Right of Way line of the Ohio Turnpike and the Grantor's north line, said point also being 120.00 feet right of station 183+08.45 on the centerline of a survey of the Ohio Turnpike made for the Ohio Turnpike Commission in 1994, said point also being the True Place of Beginning;

Thence S87°22'15"E along grantor's north line a distance of 82.91 feet to a point, said point being 160.00 feet right of station 183+81.07; thence S63°46'56"W a distance of 37.31 feet to a point, said point being 160.00 feet right of station 183+43.76; thence N87°22'15"W along grantor's south line a distance of 82.91 feet to a point, said point being 120.00 feet right of station 182+71.15; thence N63°46'56"E along said right of way line and grantor's west line a distance of 37.31 feet to the True Place of Beginning.

The above parcel contains 0.034 acres more or less of which the present road occupies 0.000 acres more or less.

Bearings for the above description were based on the centerline bearing of C.R. 51 (Baumhart Road) shown on the State of Ohio, Department of Transportation plan "LOR-CR-51" made in 1993.

From Auditor's Parcel No. 01-00-070-000-011, and carried on the Tax Map as 0.116 acres.

The above description was prepared by Joseph S. Boizenius, Registered Surveyor No. 7526, on January 24, 1995.

THE LORAIN COUNTY
PLANNING COMMISSION
APPROVED
NO PLAT REQUIRED
Joseph S. Boizenius
1/24/95

LORAIN COUNTY TAX MAP DEPT.
P.P. NO. 01-00-070-000-015 cf.

