

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

City of Gahanna

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 one dollar \$ 1.00

to him paid by the Franklin County Commissioners 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:

PARCEL NO. 16-WD

See Attachment

Grantor claims title by instrument(s) of record in ~~DB~~ O.R. 17508 Page D13 County Recorder's Office.

AVE 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,

EXHIBIT A

and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance of dower herein,

hereunto set his hand this _____ day of _____, 19 2001

Witness _____ x
City of Gahanna Representative

Witness _____ By: _____
(Printed)

STATE OF OHIO, COUNTY FRANKLIN, ss.

BE IT REMEMBERED, That on this _____ day of _____, 2001, before me the subscriber, a Notary Public in and for said county, personally came the above named _____

and acknowledged the signing of the foregoing deed to be _____ 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.

Notary Public

STATE OF OHIO, COUNTY _____, ss.

BE IT REMEMBERED, That on this _____ day of _____, 19____, before me the subscriber, a Notary Public in and for said county, personally came the above named _____

and acknowledged the signing of the foregoing deed to be _____ 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.

Notary Public

STATE OF OHIO, COUNTY _____, ss.

BE IT REMEMBERED, That on this _____ day of _____, 19____, before me the subscriber, a Notary Public in and for said county, personally came the above named _____

and acknowledged the signing of the foregoing deed to be _____ 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.

Notary Public

This instrument prepared by Franklin County Engineer's Office for the County of Franklin, State of Ohio.

WARRANTY DEED FROM

Address _____

TO THE COUNTY OF FRANKLIN

County Road Number _____

Section _____

Parcel No. _____

TRANSFERRED

_____, 19____, Auditor _____

Received _____, 19____ M.

At _____ o'clock _____

Recorded _____, 19____ County _____

in _____ Page _____

Record of Deeds, Vol. _____ Recorder _____

Recorder's Fee. \$ _____

NOTE

To the County Recorder:

As soon as this deed has been recorded, it should be returned to the Board of County Commissioners, Franklin County, Ohio.

16 WD
1.709 Acres out of a 23 Acre Tract
City of Gahanna
O.R. 17508 D13

Situated in the State of Ohio, County of Franklin, Jefferson Township, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being 1.709 acres from a 23 acre tract conveyed to the City of Gahanna by deed of record in Official Record 17508 D13, all references to the Recorder's Office, Franklin County, Ohio, said parcel being more particularly described as follows:

Beginning for reference at Franklin County, Ohio monument FCGS No. 1164 found in the centerline of Taylor Road and being at centerline Station 48+55.41;

Thence along the centerline of Taylor Road South 85°52'01" East, 1905.99 feet to the southwest corner of said 23 acre tract and the southeast corner of a 6.0 acre tract conveyed to Bernard R. Black and Ann T. Black of record in Official Record 01064C13, being at centerline Station 67+61.40 and being the True Point of Beginning;

Thence along the westerly line of said 23 acre tract and the easterly line of said 6.0 acre tract North 03°28'29" East, 50.00 feet, being 50.00 feet left of Station 67+60.82;

Thence crossing said 23 acre tract South 85°52'01" East, 669.18 feet to where the northerly right-of-way of Taylor Road meets the westerly right-of-way of Taylor Station Road, being 50.00 feet left of Station 74+30.00;

Thence North 11°13'09" East, 301.84 feet, being 50.00 feet left of Taylor Station Road Station 23+50.00;

Thence North 03°36'42" East, 310.00 feet, being 50.00 feet left of Station 26+60.00;

Thence South 86°23'18" East, 50.00 feet to the centerline of Taylor Station Road being at Station 26+60.00;

Thence along the centerline of Taylor Station Road South 3°36'42" West, 660.00 feet to Franklin County monument FCGS No. 5517 found in the centerline of Taylor Road being at Taylor Station Road Station 20+00.00 and Taylor Road Station 75+20.42;

Thence along the centerline of Taylor Road North 85°52'01" West, 759.02 feet to the True Point of Beginning, containing 1.709 acres of land, more or less, of which the present road occupies (P.R.O.) 0.794 acres, more or less, and being subject to all legal rights-of-way, easements and restrictions of record.

The basis of bearing for the herein described tract is the centerline of Taylor Road as being South 85°52'01" East transferred from Franklin County Monuments FCGS 1164 and FCGS 5517 and is based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

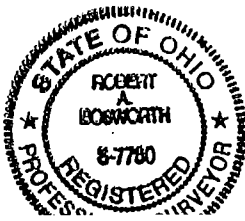
Grantor reserves the right to ingress and egress to and from the residual area.

This description and plat of survey were made by POMEROY AND ASSOCIATES, LTD., Consulting Engineers and Surveyors, Worthington, Ohio and is based on an actual field survey.

0-39-B
5
1.709 Acres
out of
(025)
10568

POMEROY AND ASSOCIATES, LTD.

By *Robert A. Bosworth*
Robert A. Bosworth, P.S.
Registered Surveyor No. 7750



Date 4-28-00

EXHIBIT B

EASEMENT FOR CHANNEL PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That the City of Gahanna, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable considerations to be paid by the Franklin County Commissioners, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, an easement for the construction of a perpetual watercourse, ditch, channel or other drainage facility in, upon and over the lands hereinafter described. The Grantor herein retains the right to use said lands for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted.

See Attachment

IN WITNESS WHEREOF, the said _____ City of Gahanna _____

ha unto set _____ hand the _____ day of _____, 192001.

Signed and sealed in the presence of:

Witness

City of Gahanna Representative

Witness

By: _____
(Printed)

STATE OF OHIO, COUNTY OF _____ FRANKLIN _____, SS:

BE IT REMEMBERED, that on this _____ day of _____, 192001, before me the subscriber, a Notary Public in and for said county, personally came the above named

_____ and acknowledged the signing of the foregoing agreement to be _____ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal
c day and year last aforesaid.

Notary Public

(Seal)

16 X
0.048 Acres out of a 23 Acre Tract
City of Gahanna
O.R. 17508 D13

Situated in the State of Ohio, County of Franklin, Jefferson Township, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being 0.048 acres from a 23 acre tract conveyed to the City of Gahanna by deed of record in Official Record 17508 D13, all references to the Recorder's Office, Franklin County, Ohio, said Easement being more particularly described as follows:

Commencing for reference at a point in the centerline of Taylor Road at the southwest corner of said 23 acre tract, said point being at Station 67+61.40 of a survey for the County of Franklin;

Thence along the westerly line of said 23 acre tract North 03°28'29" East, 50.00 feet to a point in the proposed right-of-way of Taylor Road 50.00 feet left of Station 67+60.82;

Thence along the proposed right-of-way of Taylor Road South 85°52'01" East, 159.18 feet to a point 50.00 feet left of Station 69+20.00 and the True Point of Beginning;

Thence North 35°05'49" East, 87.46 feet to a point 125.00 feet left of Station 69+65.00;

Thence South 59°18'07" East, 22.36 feet to a point 115.00 feet left of Station 69+85.00; ✓

Thence South 28°54'30" West, 71.59 feet to a point in the proposed right-of-way of Taylor Road 50.00 feet left of Station 69+55.00;

Thence along the proposed right-of-way of Taylor Road North 85°52'01" West, 35.00 feet to the point of beginning, containing 2113 square feet (0.048 acres) of land, more or less, and being subject to all legal rights-of-way, easements and restrictions of record.

The basis of bearing for the herein described easement is the centerline of Taylor Road as being South 85°52'01" East transferred from Franklin County Monuments FCGS 1164 and FCGS 5517 and is based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description and plat of survey were made by POMEROY AND ASSOCIATES, LTD., Consulting Engineers and Surveyors, Worthington, Ohio.

POMEROY AND ASSOCIATES, LTD.

By *Robert A. Bosworth* 2-29-00

Robert A. Bosworth, P.S.
Ohio Registered Surveyor No. 7750

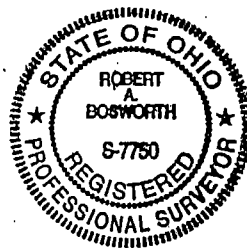


EXHIBIT C

TEMPORARY RIGHT OF WAY AGREEMENT

PARCEL NO. 16-T, T-1

COUNTY ROAD NO. 205 SECTION NO. _____, FRANKLIN COUNTY, OHIO

ARTICLES OF AGREEMENT

These articles of agreement, entered into this _____ day of _____, ~~19~~ 2001

by _____ the City of Gahanna _____ and the County of Franklin, State of Ohio, Witnesseth:

That _____ the City of Gahanna _____,

for and in consideration of the sum of _____ one _____ dollars (\$ 1.00) to be paid by the Franklin County Commissioners, the receipt of which is hereby acknowledged do es hereby authorize the County Engineer of the County of Franklin or his duly authorized agents or contractors to enter upon and use their land hereinafter described as Parcel No. 16-T, T-1 during the period beginning with the ~~breaking~~ of ground for the construction of the above highway improvement, and terminating when the completed work has been fully accepted by the County Engineer, for the purpose of performing the work necessary to grade and seed

_____ in accordance with plans and specifications prepared by the County Engineer.

PARCEL NO. 16-T, T-1

See Attachment

It is understood the area of land above described contains $\begin{matrix} 16-T = 0.031 \\ T-1 = 0.034 \end{matrix}$ acres, more or less.

IN WITNESS WHEREOF, the said City of Gahanna

has hereunto set _____ hand the _____ day of _____

in the year of our Lord, ~~one thousand nine hundred and~~ two thousand one _____.

Signed and sealed in the presence of:

Witness

City of Gahanna Representative

Witness

By: _____
(Printed)

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this _____ day of _____, 192001, before me the subscriber, a Notary Public in and for said county, personally came the above named

_____ and acknowledged the signing of the foregoing agreement to be _____ 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.

Notary Public

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED, that on this _____ day of _____, 19____, before me the subscriber, a Notary Public in and for said county, personally came the above named

_____ and acknowledged the signing of the foregoing agreement to be _____ 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.

Notary Public

16 T
0.031 Acre Temporary Easement out of a 23 Acre Tract
City of Gahanna
O.R. 17508 D13

Situated in the State of Ohio, County of Franklin, Jefferson Township, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being 0.031 acres from a 23 acre tract conveyed to the City of Gahanna by deed of record in Official Record 17508 D13, all references to the Recorder's Office, Franklin County, Ohio, said Easement being more particularly described as follows:

Commencing for reference at a point in the centerline of Taylor Road at the southwest corner of said 23 acre tract, said point being at Station 67+61.40 of a survey for the County of Franklin;

Thence along the westerly line of said 23 acre tract North 03°28'29" East, 50.00 feet to a point in the proposed right-of-way of Taylor Road 50.00 feet left of Station 67+60.82;

Thence along the proposed right-of-way of Taylor Road South 85°52'01" East, 194.18 feet to a point in the easterly line of a proposed channel easement 50.00 feet left of Station 69+55.00 and being the True Point of Beginning;

Thence along the easterly line of said proposed channel easement North 28°54'30" East, 11.26 feet to a point 60.23 feet left of Station 69+59.72;

Thence South 85°46'02" East, 130.28 feet to a point 60.00 feet left of Station 70+90.00;

Thence South 04°07'59" West, 10.00 feet to a point in the proposed right-of-way of Taylor Road 50.00 feet left of Station 70+90.00;

Thence along the proposed right-of-way of Taylor Road North 85°52'01" West, 135.00 feet to the point of beginning, containing 1342 square feet (0.031 acres) of land, more or less, and being subject to all legal rights-of-way, easements and restrictions of record.

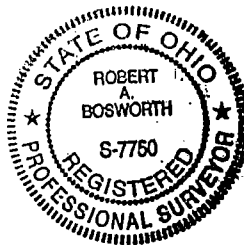
The basis of bearing for the herein described easement is the centerline of Taylor Road as being South 85°52'01" East transferred from Franklin County Monuments FCGS 1164 and FCGS 5517 and is based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description and plat of survey were made by POMEROY AND ASSOCIATES, LTD., Consulting Engineers and Surveyors, Worthington, Ohio.

POMEROY AND ASSOCIATES, LTD.

By *Robert A. Bosworth* 2-29-00

Robert A. Bosworth, P.S.
Ohio Registered Surveyor No. 7750



16 T-1
0.034 Acre Temporary Easement out of a 23 Acre Tract
City of Gahanna
O.R. 17508 D13

Situated in the State of Ohio, County of Franklin, Jefferson Township, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being 0.034 acres from a 23 acre tract conveyed to the City of Gahanna by deed of record in Official Record 17508 D13, all references to the Recorder's Office, Franklin County, Ohio, said easement being more particularly described as follows:

Commencing for reference at Franklin County Monument Box FCGS #5517 found at the centerline intersection of Taylor Road and Taylor Station Road at the southeast corner of said 23 acre tract, said point being at Station 75+20.42 of Taylor Road and Station 20+00.00 of Taylor Station Road of a survey for the County of Franklin;

Thence along the centerline of Taylor Station Road North 03°36'42" East, 585.00 feet to a point at Station 25+85.00;

Thence North 86°23'18" West, 50.00 feet to a point 50.00 left of Station 25+85.00 and being the True Point of Beginning;

Thence South 03°36'42" West, 235.00 feet to a point 50.00 feet left of Station 23+50.00;

Thence South 11°13'09" West, 131.15 feet to a point 67.36 feet left of Station 22+20.00;

Thence North 09°02'39" East, 130.59 feet to a point 55.00 feet left of Station 23+50.00;

Thence North 03°36'42" East, 235.00 feet to a point 55.00 feet left of Station 25+85.00;

Thence South 86°23'18" East, 5.00 feet to the point of beginning, containing 1500 square feet (0.034 acres) of land, more or less, and being subject to all legal rights-of-way, easements and restrictions of record.

The basis of bearing for the herein described easement is the centerline of Taylor Road as being South 85°52'01" East transferred from Franklin County Monuments FCGS 1164 and FCGS 5517 and is based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description and plat of survey were made by POMEROY AND ASSOCIATES, LTD., Consulting Engineers and Surveyors, Worthington, Ohio.

POMEROY AND ASSOCIATES, LTD.

By *Robert A. Bosworth* 2-29-00

Robert A. Bosworth, P.S.
Ohio Registered Surveyor No. 7750

