

2

General Warranty Deed

200806190094680
gs: 2 \$28.00 T200806041654
6/19/2008 3:03PM BXOHIO TITLE
Robert G. Montgomery
Franklin County Recorder

EAS Properties, LLC, an Ohio limited liability company, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **The City of Gahanna, Ohio, an Ohio municipal corporation**, whose mailing address is 200 S. Hamilton Road, Gahanna, OH 43230, the real property more particularly described on Exhibit "A" attached hereto and made a part hereof.

Parent

Parcel No. 025-000850

Parcel location: W. Johnstown Road Right of Way, Gahanna, OH 43230

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; and restrictions, conditions, reservations and easements of record.

Prior Instrument References: Instrument Nos. 200806_____ and 200602170031731, Franklin County, Ohio records.

Executed on June 18, 2008.

EAS Properties, LLC,
an Ohio limited liability company

By: David G. Myers
David G. Myers
Sole Member

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on June 18, 2008, before me, the subscriber, a Notary Public in and for said County and State, personally appeared **David G. Myers, Sole Member of EAS Properties, LLC, an Ohio limited liability company**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said company.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.



BRUCE A. NORRIS, Notary Public
in and for the State of Ohio
My Commission Expires 1/16/2013

Bruce A. Norris
Notary Public

This instrument prepared by:
James M. Vonau, Attorney at Law
Decker, Vonau, Seguin, Lackey & Viets Co., L.P.A.
620 E. Broad Street
Columbus, OH 43215

TRANSFERRED
JUN 19 2008
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

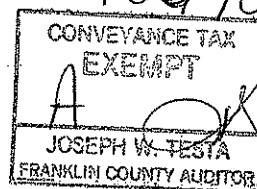


EXHIBIT A

27 November, 2007

DESCRIPTION OF A 0.122 ACRE
South of Johnstown Road
East of Stygler Road
City of Gahanna, Ohio

0-59-B
SPLIT
0.122 ACRES
OUT OF
(025)
850 earthmetric
(ON COMB)

Situated in the State of Ohio, County of Franklin, City of Gahanna and located within Quarter Township 4, Township 1 North, Range 17 West, United States Military Lands, and being out of that 2 acre (excepting that 0.653 acre) and 1.027 acres of those tracts described in a deed to EAS PROPERTIES, LLC of record in Instrument Number 200602170031734 and that 2 acre tract described as Parcel I in a deed to GLEN LEHMAN AND VICKI LEHMAN, of record in 200302040035376 and being further described as follows:

Beginning at a rail spike set at the northeasterly corner of said Parcel I, the northwesterly corner of a 2 acre tract described in a deed to UNITED PROFESSIONAL BUILDING CO., of record in ORV 12331, Page J16, in the centerline of Johnstown Road;

thence South 01 degrees 55 minutes 00 seconds West along the easterly line of said Parcel I, the westerly line of said 2 acre tract, passing a ½ inch rebar found (no cap) at a distance of 28.03 feet, a distance of 35.06 feet to an iron pin set;

thence South 60 degrees 44 minutes 30 seconds West along a new line though said Parcel I, passing an iron pin set at a distance of 95.00 feet, a total distance of 176.96 feet to an iron pin set in the easterly line of a 0.653 acre tract described in a deed to B&C INVESTMENTS, of record in Instrument Number 200502230032347;

thence North 01 degrees 55 minutes 00 seconds East along the easterly line of said 0.653 acre tract, a distance of 35.06 feet to a rail spike set in the northerly line of said 2 acre tract, in the centerline of Johnstown Road, being the northeasterly corner of said 0.653 acre tract;


thence North 60 degrees 44 minutes 30 seconds East along the northerly line of said 2 acre tract and Parcel I, a distance of 176.96 feet to the **Point of Beginning containing 0.122 acre, more or less**, of which 0.101 acre is within Auditor Parcel No. 025-000851 and 0.021 acre is within Auditor Parcel No. 025-000850.

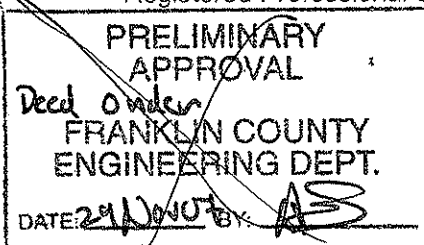
Bearings are based on the centerline of Johnstown Road as described of record in Instrument Number 200602170031734 and given as North 60 degrees 44 minutes 30 seconds East.

References described hereon refer to those found in the Recorder's Office, Franklin County, Ohio.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729."

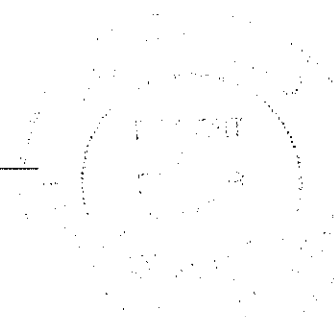
earthmetric, LLC


Robert M. Foster, P.S.
Registered Professional Surveyor No. S-7729



Approved by Planning Commission, City of
Gahanna, Ohio; No Plat Required

Surveying · Geomatics · Consulting ·


Donna L. Jernigan, Jr. Deputy
Clark of Council

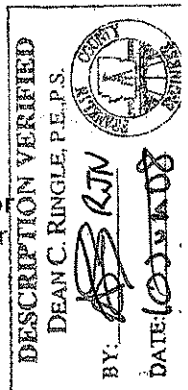
earthmetric, LLC

P.O. Box 814
Circleville, Ohio 43113

740.420.7111
614.263.6600

fax: 866.258.1086

www.earthmetric.com



EXHIBIT

Situated in the State of Ohio, County of Franklin, City of Gahanna, within Quarter Township 4, Township 1 North, Range 17 West, United States Military Lands, and being that 2 acre (excepting that 0.653 acre) and 1.027 acres out of those tracts described in a deed to EAS PROPERTIES, LLC of record in Instrument Number 200602170031734 and that 2 acre tract described as Parcel I in a deed to GLEN LEHMAN AND VICKI LEHMAN of record in 200302040035376:

KEY TO NOTATIONS

L1 - S 60°44'30" W, 176.96'
A. 3/4" I. PIPE W/CAP
"HIGBY SURV/S-7313"

AREA SUMMARY

	025-000850	025-000851	Total
LOT 1	1.492 ac.	0.573 ac.	2.065 ac.
LOT 2	0.840 ac.	0.281 ac.	1.121 ac.
R/W	0.021 ac.	0.101 ac.	0.122 ac.
Total by Survey	2.353 ac.	0.955 ac.	

SURVEY NOTES

1. Measurements shown on this survey may be shown with one or more of the following notations:

- M - Field measure, usually shown between found monuments
- D - Record measure by deed legal description
- P - Measure by a record plat
- C - Calculated measure, used to show a discrepancy in measure.

2. Measurements shown east or west or north or south from a corner or line denote the location of the found monument from the survey corner/line. Monuments shown without this designation were found and used and the tolerance was within 0.07 feet.

3. Bearings are based on the centerline of Johnstown Road of record in Instrument No. 200602170031731 and given as North 60 degrees 44 minutes 30 seconds East.

We hereby certify that this survey is based on a field survey performed in November 2007 and conforms to the Minimum Standards for boundary Surveys as defined in Ohio Administrative Code Chapter 4733-37.

earthmetric, LLC

Robert M. Foster
Robert M. Foster, P.S. 11-28-2007

SCALE

1" = 100'

0 50 100

MONUMENT LEGEND

- ⊙ 3/4" IRON PIN SET W/CAP (R M FOSTER S 7729)
- ⊙ PIPE FOUND
- ⊗ PK NAIL FOUND
- ⊗ RAIL SPIKE FOUND
- ⊗ RAIL SPIKE SET
- REBAR FOUND
- REBAR SET
- ⊕ PINCH TOP FOUND

PREPARED FOR:
EAS PROPERTIES, LLC

DATE:
Nov. 15, 2007

SCALE:
1"=100'

JOB No:
07010-07-01

LOCATION CODE:
43230

earthmetric

earthmetric, LLC

p.o. box 814
circleville, ohio 43113
740.420.7111
614.263.6500
866.258.1096 fax