

From: Franklin Co Tax Map

6145256245

05/20/2016 10:31

#697 P.002/002

From: Title Dept

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Page 2 of 2 05/20/2016 9:18 AM

EXHIBIT "A"
(File #12-5141)

Situated in the County of Franklin, Township of Jefferson, and in the State of Ohio:

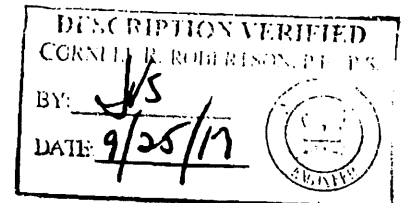
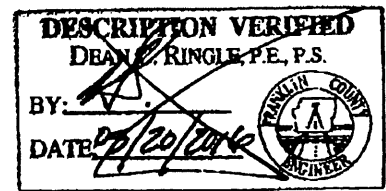
Being located in the north part of Lot No. 2 of the Jonathan Dayton Subdivision of Quarter Township 2, Township 1, Range 16, United States Military Lands and being a parcel off the entire southerly side of the 3.56 acre tract conveyed to Thelma Mahr by Administrative Deed recorded in Deed Book 2249, Page 466, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a nail in the center line of U.S. Route 62 (Johnstown Road) said nail being at the southeasterly corner of said 3.56 acre tract, being also the northeasterly corner of the Charles E. Gibson 2.80 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract, North 84° 49' 30" West (passing an iron pin at 34.71 feet), 461.70 feet to an iron pin at the southwesterly corner of the said 3.56 acre tract and the northwesterly corner of the said Charles E. Gibson 2.80 acre tract; thence along the westerly line of the said Thelma Mahr 3.56 acre tract and the easterly line of the John M. & Shirley A. McLurg 3.164 acre tract, North 5° 00' East 122.52 feet to a point in the westerly line of the said tract; thence across said tract in a general easterly direction, South 84° 49' 30" East 533.38 feet to a point in the centerline of said Johnstown Road; thence along the centerline of said road, South 35° 23' West 141.76 feet to the place of beginning, containing 1.399 acres, more or less. Subject to all legal highways and/or rights of way of previous record.

Parcel No.: 170-001499-00

Prior Deed Reference: OR Vol. 28407, Page E10 of the Franklin County, Ohio records

0-037-A
ALL OF
(170)
001499



Situated in the County of Franklin, in the State of Ohio and the City of Gahanna:

Being located in the north part of Lot No. 2 of the JONATHAN DAYTON SUBDIVISION of Quarter Township 2, Township 1, Range 16, United States Military Lands, and being 3.0 acres off the entire southerly side of the 3.56 acre tract conveyed to Thelma Mahr by Administrative Deed recorded in Deed Book 2249, Page 466, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a nail in the centerline of U.S. Route 62 (Johnstown Road) said nail being at the southeasterly corner of said 3.56 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract, North 84°49'30" West (passing an iron pin at 34.71 feet) 461.70 feet to an iron pin at the southwesterly corner of the said 3.56 acre tract and the northwesterly corner of the Charles E. Gibson 2.80 acre tract; thence along the westerly line of the said Thelma Mahr 3.56 tract and the easterly line of the John M. and Shirley A. McLurg 3.164 acre tract, North 5°00' East, 245.03 feet to an iron pin; thence across said 3.56 acre tract South 84°49'30" East (passing an iron pin at 570.35 feet) 605.06 feet to a nail in the centerline of said Johnstown Road; thence along the centerline of said Johnstown Road, South 35°23' West 283.53 feet to the place of beginning, containing 3.00 acres more or less. Subject to all legal highways and/or rights of way of previous record.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the County of Franklin, in the State of Ohio and the City of Gahanna and bounded and described as follows:

Being located in the North part of Lot No. Two (2) of the JONATHAN DAYTON'S SUBDIVISION of Quarter Township 2, Township 1, Range 16, United States Military Lands, and being a parcel off the entire southerly side of the 3.56 acre tract conveyed to Thelma Mahr by Administrative Deed recorded in Deed Book 2249, Page 466, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a nail in the center line of U.S. Route 62 (Johnstown Road) said nail being at the southeasterly corner of said 3.56 acre tract, being also the northeasterly corner of the Charles E. Gibson, 2.80 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract, North 84°49'30" West, (passing an iron pin of 34.71 feet) 461.70 feet to an iron pin at the southwesterly corner of the said 3.56 acre tract and the northwesterly corner of the said Charles E. Gibson 2.50 acre tract; thence along the westerly line of the said Thelma Mahr 3.56 acre tract; and the easterly line of the John M. and Shirley A. McLurg 3.164 acre tract, North 5°00' East 122.52 feet to a point in the westerly line of the said tract; thence across said tract in a general easterly direction, South 84°49'30" East 533.38 feet to a point in the centerline of said Johnstown Road; thence along the centerline of said road, South 35°23' West 141.76 feet to the place of beginning, containing 1.399 acres more or less. Subject to all legal highways and/or rights of way of previous record.

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

Situated in the County of Franklin, in the State of Ohio and the City of Gahanna being in Lot Two (2), Quarter Township 2, Township 1, Range 16, United States Military Lands and being part of an original 3.00 acre tract conveyed to Helen Koker by O.R. 31150, Page A20 of the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a point at the northeasterly corner of a 1.399 acre tract conveyed to J. Ernest Wells, D.C. by O.R. 28407, Page E10, in the centerline of Johnstown Road (U.S. 62) said point being THE TRUE POINT OF BEGINNING.

Thence N. 84°28'24" W. a distance of 46.17 feet leaving said centerline and along the northerly line of said 1.399 acres tract to a point;

Thence N. 35°29'52" E. a distance of 141.55 feet leaving said northerly line and across the grantor's property to a point;

Thence S. 84°42'38" E. a distance of 46.29 feet along the southerly line of a 0.134 acre tract conveyed to the City of Gahanna, Ohio by O. R. 14663, Page J05 to a point;

Thence S. 35°29'52" W, a distance of 141.77 feet leaving said southerly line and along said centerline to the true point of beginning and containing 0.130 acres, more or less, from Auditor's Parcel Number 170-001395, including the present road which occupies 0.098 acre, more or less, leaving a net take of 0.032 acres, more or less. Subject to all legal highways, easements and restrictions of record.

The bearing of N. 35°29'52" E. is based on the centerline of Johnstown Road (U.S. 62) as shown in Rose Run Subdivision Plat Book 68, Page 76 of the Franklin County Recorder's Office.

This description is based on a survey made for the City of Gahanna for construction of U.S. 62 under the direction and supervision of Abdul Wadood A. Haider, P.S. #6350 of Clyde E. Williams & Associates, Inc., December, 1997.

Grantor claims title by instrument of record in OR 31150, page A20 of the Franklin County Records.

Parcel: 027-000098-00
Property Address: 4301 Johnstown Rd., Columbus, Ohio 43230

All of
(027)
000098

