

DO NOT DETACH



Instrument Number: 202209210134046
Recorded Date: 09/21/2022 9:22:14 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
GAHANNA TITLE AGENCY LLC

Mail Envelope

Transaction Number: T20220094987
Document Type: DEED
Document Page Count: 5

Submitted By (Mail):
GAHANNA TITLE AGENCY LLC

Mail

First Grantor:
VALUE RECOVERY GROUP II LLC

First Grantee:
GAHANNA CITY OF

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$24.00
Total Fees:	\$58.00
Amount Paid:	\$58.00
Amount Due:	\$0.00

Instrument Number: 202209210134046
Recorded Date: 09/21/2022 9:22:14 AM

OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

5
2/4

TRANSFERRED

SEP 20 2022

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

90010168
CONVEYANCE TAX
EXEMPT
A. JO
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

QUITCLAIM DEED

Value Recovery Group II, LLC ("Grantor"), a Delaware Limited Liability Company registered to conduct business in the State of Ohio, for valuable consideration paid, grants and quit claims all right, title and interest of Grantor to the City of Gahanna, an Ohio municipal corporation, whose tax-mailing address is:

200 South Hamilton Rd.
Gahanna, OH 43230

the following REAL PROPERTY:

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

SEE ATTACHED LEGAL DESCRIPTION
(containing 0.221 acres, more or less)

Parent Parcel No.: 027-000110
Address: 5847 Taylor Road, Gahanna OH 43230

Prior Instrument Reference No. 200712200217547 of the Official Records of Franklin County, Ohio.



Ralph E. Griffith, CEO and President of Value Recovery Group, Inc., Managing Member of Value Recovery Group II, LLC, having been duly authorized to sign on behalf of Grantor

Parcel Description
0.221 Acres
South of Taylor Road
West of Taylor Station Road
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.221 acre tract of land, said 0.221 acre tract being part of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.221 acre tract also being part of a 26.461 acre tract of land described as Lot 7 as numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.221 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, at the northwesterly corner of said Lot 7, said Parcel 9, at the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, at the southeasterly corner of said 0.178 acre tract and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4 iron pin found at the southeasterly corner of said 0.242 acre tract, being the southwesterly corner of a 0.092 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105101, being the northwesterly corner of 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547 and also being the northwesterly corner of a 0.480 acre tract of land described as Lot 6 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat" and being the northeasterly corner of said Lot 7 and said Parcel 9;

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 7 and said Parcel 9 and along the westerly line of said Lot 6 and said Parcel 7, **210.72 feet** to an iron pin set, the **True Point of Beginning**;

Thence **S 04° 18' 03" W**, continuing along the easterly line of said Lot 7 and said Parcel 9, along the westerly line of said Lot 6 and said Parcel 7 and along a 0.318 acre tract of land described as Reserve "E" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", **137.86 feet** to an iron pin set at the southwesterly corner of said Reserve "E";

Thence **N 88° 45' 12" W**, across said Lot 7 and said Parcel 9, **67.39 feet** to an iron pin set at a southeasterly corner of a 0.521 acre tract of land described as Reserve "D" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence along the common line of said Lot 7 and said Parcel 9 and said Reserve "D", the following two (2) courses;

N 14° 56' 32" E, 93.96 feet to an iron pin set at a point at an angle point;

N 53° 28' 13" W, 91.36 feet to an iron pin set at a point at an angle point;

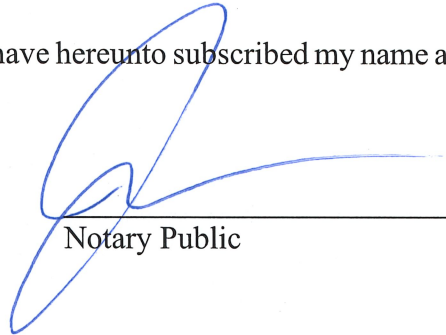
STATE OF Ohio
COUNTY OF Franklin ss:

BE IT REMEMBERED, that on this 12th day of July, 2022, before me, the subscriber, a Notary Public in and for said state, personally came Ralph E. Griffith, CEO and President of Value Recovery Group, Inc., Managing Member of Value Recovery Group II, LLC, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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



Jordan Fromm
Notary Public, State of Ohio
My Commission Expires
April 8, 2024



Notary Public

This instrument prepared by:

Matthew R. Roth
Assistant City Attorney
CITY OF GAHANNA, OHIO
200 South Hamilton Road
Gahanna, Ohio 43230
Phone: (614) 342-4085
E-mail: matt.roth@gahanna.gov

Parcel Description
0.221 Acres
South of Taylor Road
West of Taylor Station Road
-2-

Thence S 85° 52' 10" E, across said Lot 7 and said Parcel 9, 127.23 feet to the **True Point of Beginning**.

Containing **0.221 acre**, more or less. Subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on January 3 2022 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

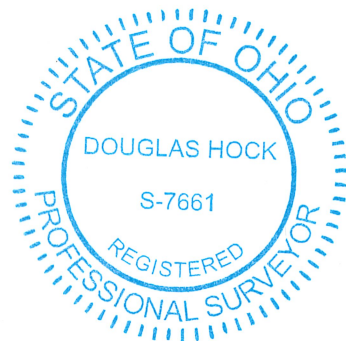
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

[Handwritten Signature] 1/6/22
Douglas R. Hock, P.S. 7661 Date:

Z:\21-0023-188\survey\21-0023-188 0.221 ac parcel desc.doc

Split
0.221 acre
outlot
(027)
110



APPROVED BY

City of Gahanna Planning & Zoning

Signed *[Signature]*

Signed *Pam Ripley*



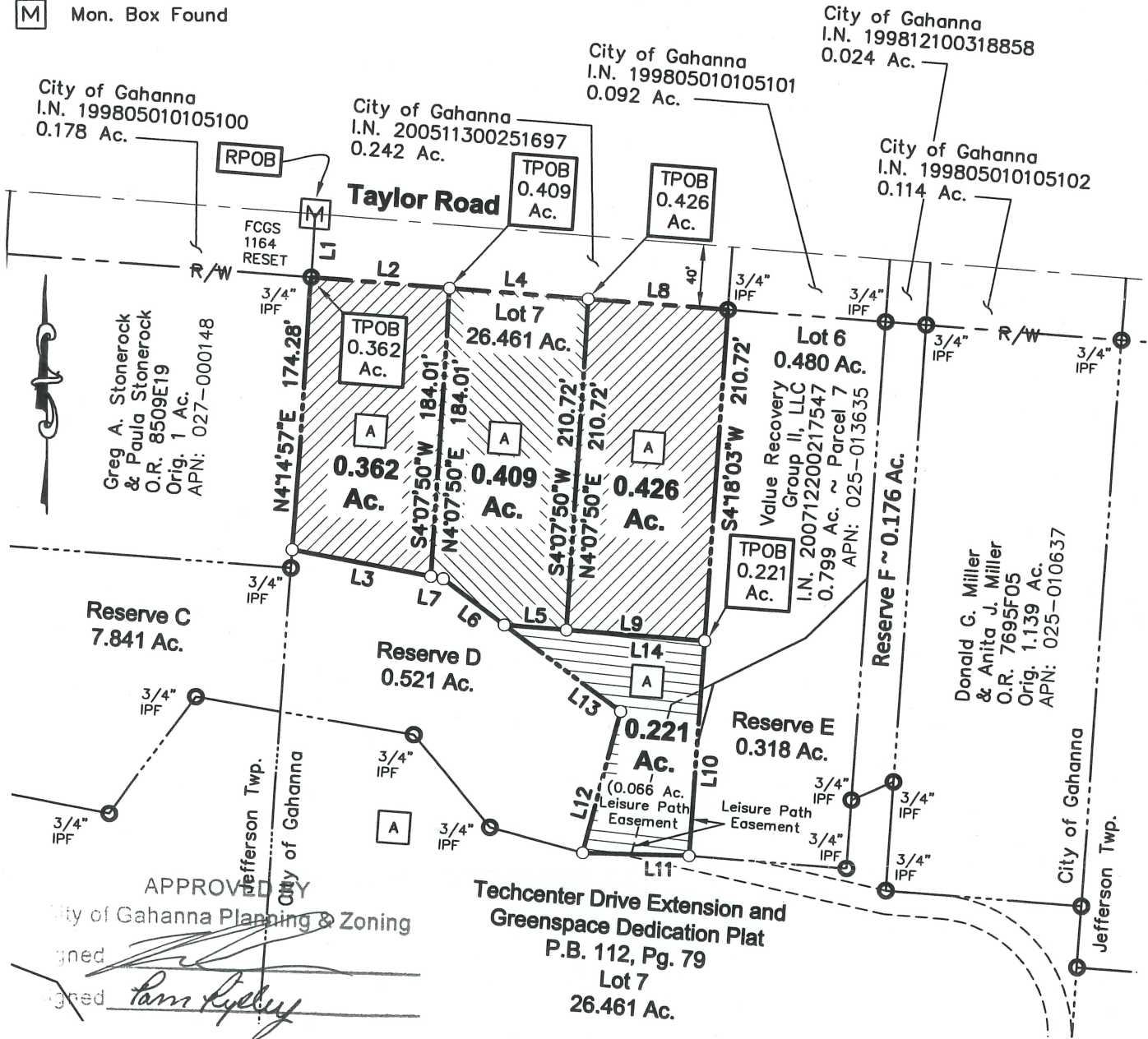
Legend

- Iron Rod Found
- ⊙ Iron Pipe Found
- Iron Pin Set
- [M] Mon. Box Found

**Parcel Exhibit 0.362 Ac.,
0.409 Ac., 0.426 Ac. & 0.221 Ac.**

City of Gahanna, Franklin County, Ohio
Quarter Township 1, Township 3, Range 16,
United States Military District

[A] Value Recovery
Group II, LLC
I.N. 200712200217547
6.431 Ac. ~ Parcel 9
APN: 027-000110



Reserve C
7.841 Ac.

Reserve D
0.521 Ac.

Reserve E
0.318 Ac.

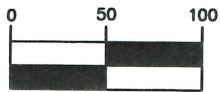
Reserve F ~ 0.176 Ac.

Techcenter Drive Extension and
Greenspace Dedication Plat
P.B. 112, Pg. 79
Lot 7
26.461 Ac.

APPROVED
City of Gahanna Planning & Zoning

Pam Rydley

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LINE	BEARING	DISTANCE
L1	S04°14'57"W	40.00'
L2	S85°52'09"E	87.91'
L3	N79°34'34"W	88.80'
L4	S85°52'09"E	88.00'
L5	N85°52'10"W	39.38'

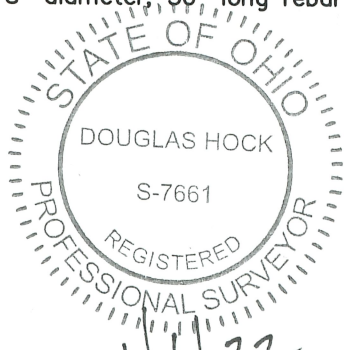
LINE	BEARING	DISTANCE
L6	N53°28'13"W	48.21'
L7	N79°34'34"W	7.96'
L8	S85°52'09"E	88.47'
L9	N85°52'10"W	87.85'
L10	S04°18'03"W	137.86'

LINE	BEARING	DISTANCE
L11	N88°45'12"W	67.39'
L12	N14°56'32"E	93.96'
L13	N53°28'13"W	91.36'
L14	S85°52'10"E	127.23'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".



Douglas R. Hock, P.S. 7661

Date: 1/6/22

DRAWN BY: DRB JOB NO.: 21-0023-188
DATE: 08/24/21 CHECKED BY: BCK

Revised 01-03-22



781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755