

APPROVED by Planning & Zoning  
Administrator; City of Gahanna, Ohio;  
No Plat Required.

Kimberly McWilliams  
~~Isobel L. Sherwood, MMC~~  
Clerk of Council  
Kimberly McWilliams, MMC

## WARRANTY DEED

Ridenour Road Development Co., an Ohio general partnership, for valuable consideration paid, grant(s), with general warranty covenants, to Dezalovsky & Duel LLC, whose tax mailing address is 3252 Mann Road, Blacklick, Ohio 43004, the following real property:

Situated in the State of Ohio, County of Franklin and in the City of Gahanna; Being Lot Number 52, in Founder's Ridge, Section 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat book 79, pages 13, 14 and 15, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE ATTACHED 0.021 ACRE PARCEL OF LAND DESCRIBED ON ATTACHED EXHIBIT "A"

Tax district and parcel number: 025-010456-00  
Street address of property: Lot 52 Founders Ridge, Gahanna, OH 43230  
Prior instrument reference: OR Volume 25223 Page A01, Recorder's Office, Franklin County, Ohio

Signed this 11<sup>th</sup> day of June, 2015.

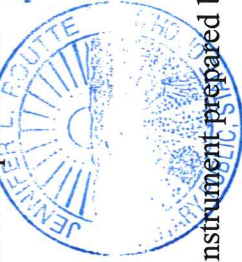
**Ridenour Road Development Co**

George E. Parker  
George E. Parker, General Partner

Vivian M. Parker  
Vivian M. Parker, General Partner

**STATE OF OHIO:  
COUNTY OF FRANKLIN, SS;**

SWORN TO BEFORE ME and acknowledged in my presence this 11<sup>th</sup> day of June, 2015 by George E. Parker, General Partner and Vivian M. Parker, General Partner of Ridenour Road Development Co.



**JENNIFER L. ROUTE**  
ATTORNEY AT LAW  
NOTARY PUBLIC

STATE OF OHIO

Notary Public

This instrument prepared by: Jennifer L. Route, Attorney at Law  
142 Granville Street **Gahanna Title Box 15-8019**  
Gahanna, OH 43230

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EXHIBIT "A"

**DESCRIPTION** of a 0.021 acre parcel of land.

Situate in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands and being all out of Lot 52, Founders Ridge Section 2 of record in Plat Book 79, Page 13 as conveyed to Ridenour Road Development of record in Official Record Volume 25222, Page J09, all references to records being on file in the Office of the Recorder, Franklin, Ohio, said 0.021 acre parcel being more fully described herein;

Beginning for reference at a mag nail found at the northeast corner of said Lot 52 also being on the south line of Founders Ridge Drive (50 Feet Right of Way);

Thence, S 03°15'44" W, with the common line of Common Area "A" as shown on said Founders Ridge Section 2 and the east line of said Lot 52, a distance of 23.00 feet to a mag nail set at the True Point of Beginning;

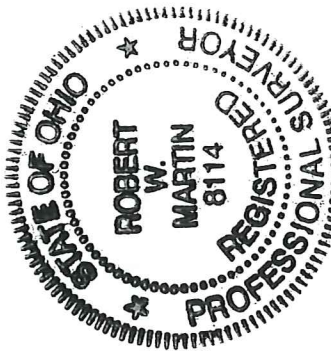
Thence, S 03°15'44" W, with the east line of said Lot 52 and the said common line of Common Area "A" a distance of 18.25 feet to a ½" rebar found at the southeast corner of said Lot 52;

Thence, S 56°23'32" W, with the southeast line of said Lot 52 and the said common line of Common Area "A", a distance of 112.92 feet to a ½" rebar found at a southerly corner of said Lot 52;

Thence, N 86°44'16" W, with the south line of said Lot 52 and the said common line of Common Area "A", a distance of 2.16 feet to iron pin set;

Thence, N 50°20'42" E, across said Lot 52, a distance of 126.30 feet to a mag nail set on the east line of said Lot 52 and the said common line of Common Area "A" to the True Point of Beginning, containing 0.021 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S86°44'16"E was held on centerline of Founders Ridge Drive as shown on the record plat for said Founders Ridge, Section 2. All iron pins set are to be a 30"x3/4" (I.D.) iron pipe with a cap inscribed P.S. 8114. This document is based on a survey completed by Robert W. Martin in April of the year 2015.



Robert W. Martin 6/9/15  
Robert W. Martin Date  
P.S. 8114

N 134 G  
ALL THE  
BALANCE  
OF  
(025)  
10456

~~N-134-G  
SPLIT (0.021 acre)  
18.25 ft East line  
2.16 ft South line  
off of South East line  
out of  
(025)  
10456~~

