

DO NOT DETACH



Instrument Number: 201901070002111
Recorded Date: 01/07/2019 3:10:22 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
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Columbus, OH 43215
(614) 525-3930
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Recorder@FranklinCountyOhio.gov

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LOCKE MCKENZIE

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Transaction Number: T20190000995
Document Type: DEED
Document Page Count: 5

Submitted By (Walk-In):
LOCKE MCKENZIE

Walk-In

First Grantor:
MONRO MUFFLER BRAKE INC

First Grantee:
COLUMBUS CITY OF

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$24.00
Total Fees:	\$52.00
Amount Paid:	\$52.00
Amount Due:	\$0.00

Instrument Number: 201901070002111
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OFFICIAL RECORDING COVER PAGE

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JAN 07 2019

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

90000147

CONVEYANCE TAX EXEMPT	
A	cmf
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

GENERAL WARRANTY DEED

(O.R.C.§5302.05)

KNOW ALL MEN BY THESE PRESENTS that **MONRO MUFFLER BRAKE, INC.,** n.k.a. **MONRO, INC.,** a New York Corporation, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration, given by the **CITY OF COLUMBUS, OHIO,** a municipal corporation, in the name of and for the use of the **CITY OF GAHANNA, FRANKLIN COUNTY, OHIO,** a municipal corporation, "Grantee", the receipt of which is hereby acknowledged, whose tax mailing address is 200 S. Hamilton Road, Gahanna, OH 43230, does subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C.§5302.06), to the Grantee, its successors and assigns forever, the following described real property:

PARCEL NO. 15WDV

**ALL RIGHT, TITLE, INTEREST, AND ESTATE IN
FEE SIMPLE WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)**

Franklin County Tax Parcel No. 025-011839

Prior Instrument Reference: Instrument Number: 200007170140639,
Recorder's Office, Franklin County, Ohio.

The property conveyed herein to Grantee is being acquired for the purpose of constructing roadway/highway/etc. improvements as part of the Hamilton Road Phase "A" project.

Grantor(s) hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

Grantor(s) may have the right under Section 163.211 of the Ohio Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase.

The Grantor, by its duly authorized officer, has caused this instrument to be executed and subscribed this 2nd day of November 2018.

MONRO, INC.

a New York Corporation

By: Paul Baratta

Print Name: Paul Baratta

Title: VP RE

STATE OF New York
COUNTY OF Monroe, SS:

BE IT REMEMBERED, that on this 2nd day of November 2018, I affixed my seal evidencing the foregoing instrument was acknowledged before me by Paul Baratta, VP R.E., on behalf of Monro Inc., a New York Corporation.

(seal)

Mindi Scallom
Notary Public

MINDI S. COLLOM
Notary Public, State of New York
Monroe County
Reg. No. 01CO6065971
Commission Expires 11/5/2021

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: David E. Peterson (3-21-18)
Real Estate Attorney
Real Estate Division
For: Division of Design and Construction
Re: Hamilton Road Phase A
Neg. TAD 15-WDV

EXHIBIT A

RX 251 WDV

Page 1 of 3

Rev. 05/09

Ver. Date 08/11/17

PID 99852

**PARCEL 15-WDV
HAMILTON ROAD
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Quarter Township 2, Township 1, Range 16 of the United States Military Lands and being 0.040 acres within a 0.717 acre parcel conveyed to MONRO MUFFLER BRAKE, INC a(n) NEW YORK CORPORATION as described in Instrument Number 200007170140639 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project Hamilton Road, made by the Ohio Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing for reference at Franklin County Geodetic Survey (FCGS) monument #6616 found in the centerline of Hamilton Road (120' R/W), being at station 236+73.91 and being North 3°14'17" East a distance of 1514.68 feet, along the centerline of right-of-way of Hamilton Road, from Franklin County Geodetic Survey (FCGS) monument #8817 found;

Thence from the said FCGS #6616 and along the said centerline of right-of-way of Hamilton Road, South 3°14'17" West a distance of 230.20 feet to a point at Station 59+57.80;

Thence South 86°45'43" East a distance of 60.00 feet to an iron pin set on the existing easterly right-of-way of Hamilton Road, a westerly corner of a 8.968 acre tract conveyed to Inland American Gahanna Morse, LLC of record in Instrument Number 200701170009390, the southeast corner of a tract conveyed to the Franklin County Commissioners in Official Record 32213B16, and the northeast corner of a tract conveyed to the Franklin County Commissioners in Official Record 33950F12, and being 60.00 feet right of Station 59+57.80 and being the True Point of Beginning;

EXHIBIT A

RX 251 WDV

Page 2 of 3

Rev. 05/09

Thence along the said existing easterly right-of-way of Hamilton Road as conveyed to the Franklin County Commissioners in Official Record 32213B16, North $3^{\circ}14'17''$ East a distance of 135.64 feet to an iron pin set in the southerly existing right-of-way of Morse Road and being 60.00 feet right of Station 60+93.43;

Thence along the said southerly easterly right-of-way of Morse Road, North $64^{\circ}08'38''$ East a distance of 14.30 feet to an iron pin set 72.50 feet right of Station 61+00.39;

Thence across the said 0.717 acre parcel, South $3^{\circ}14'17''$ West a distance of 142.63 feet to an iron pin set on a property line of the said 8.968 acre tract and being 72.50 feet right of Station 59+57.75;

Thence along the said property line, North $86^{\circ}34'28''$ West a distance of 12.50 feet to the True Point of Beginning, containing 0.040 acres, more or less.

The above described area contains 0.040 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.040 acres from Auditors Permanent Parcel Number 025-011839.

All iron pins set are 5/8 inch rebar (30 inches long) with a yellow plastic cap stamped "R/W Dynotec, Inc." and are to be set after construction.

This description was prepared and reviewed on March 24, 2016 by Robert A. Bosworth, Registered Surveyor #7750.

This description is based upon a field survey performed by Dynotec, Inc. in January, 2015.

Grantor claims title by Instrument Number 200007170140639 in the Franklin County Recorder's Office.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (96 CORS) established by Dynotec, Inc. using GPS procedures and equipment which sets the centerline of Hamilton Road as North $3^{\circ}14'17''$ East.

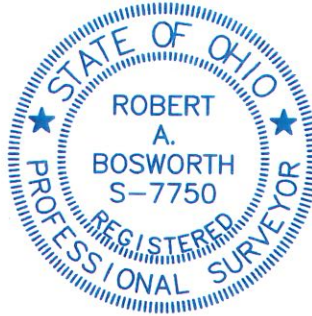
EXHIBIT A

RX 251 WDV

Page 3 of 3

Rev. 05/09

The stations referred to herein are from centerline of right-of-way of Hamilton Road as found on O.D.O.T. right of way plan "Hamilton Road" on file with the Ohio Department of Transportation, District 6, City of Delaware, Delaware County, State of Ohio.



Robert A. Bosworth

Robert A. Bosworth, PS, PE
Reg. Surveyor No. 7750

9-19-17

Date

0-39-A

Split

0.1040 acre
out of

(025)

11839

