

QUIT CLAIM DEED

Ridenour Road Development Co., an Ohio general partnership,
for valuable consideration paid, grants(s) to: Founder's Ridge Homeowners Association, Inc.
whose tax mailing address is 5500 Pine Grove Pl, Gahanna, Oh 43230

the following described real property:

Situated in the State of Ohio, County of Franklin, City of Gahanna and further described on Exhibit "A" attached.

Parcel No.: 025-010456-00
Street Address: 0.021 acres, Stygler Rd., Founders Ridge, Section 2, Columbus,
Ohio
Prior Reference: OR Volume 25223 Page A01.

Signed this 11th day of June, 2015.

Ridenour Road Development Company

[Signature]
By: George E. Parker, general partner

[Signature]
Vivian M. Parker, general partner

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, THAT ON THIS 11th DAY OF June, 2015 before me, the subscriber, a Notary Public, in and of said county and state, personally appeared George E. Parker and Vivian M. Parker, general partners of Ridenour Road Development Company, and acknowledged the signing hereof to be their voluntary act and deed.



JENNIFER L. ROUTE
ATTORNEY AT LAW
NOTARY PUBLIC, Notary Public

This instrument prepared by: [Signature]
STATE OF OHIO
Jennifer L. Route Attorney at Law,
Lifetime Commission #142100 Granville Street, Gahanna, Ohio 43230
(614) 475-6677

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

[Signature]
~~Isobel L. Sherwood, MMC~~
Clerk of Council
[Signature] McWilliams, CMC

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

Kimberly McWilliams
~~Isobel L. Sherwood, MMC~~

Clerk of Council

Kimberly McWilliams, CMC

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.



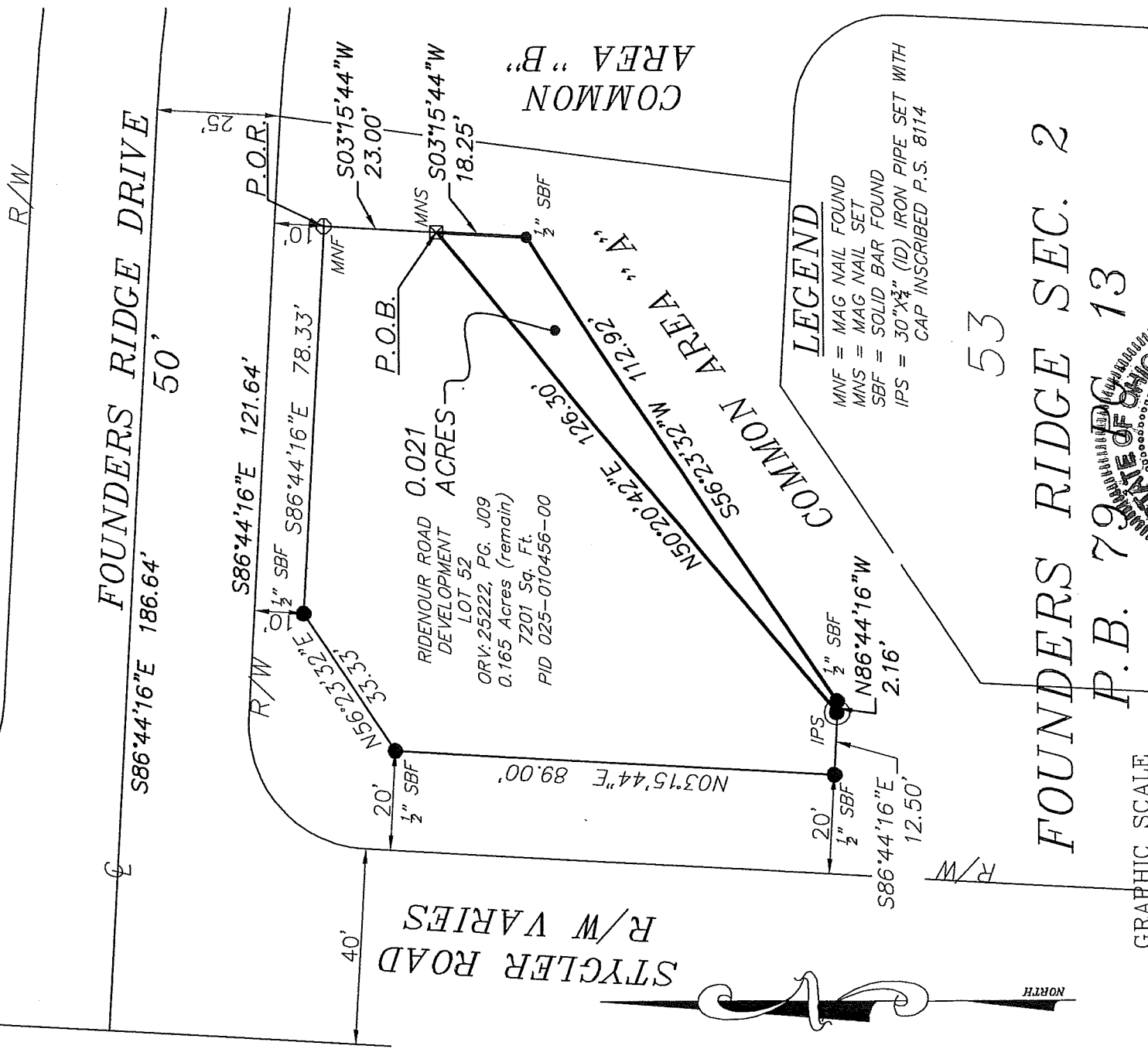
Robert W. Martin Date *6/9/15*
Robert W. Martin
P.S. 8114

*N-134-G
Split (0.021 acre)
18.25 ft East line
2.16 ft South line
off of South East line
out of
(0.25)
10456*



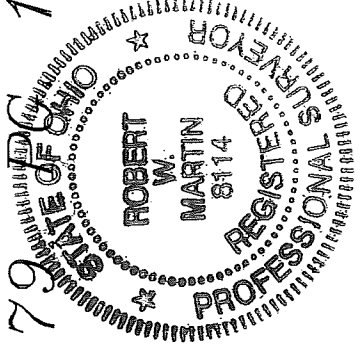
EXHIBIT OF A 0.021 ACRE LOT SPLIT

Situated in State of Ohio, Franklin County, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands and in Founders Ridge, Section 2 of record in Plat Book 7, Page 13 of record in the Franklin County Recorders Office.



1 inch = 30 ft.

For the purpose of this exhibit a bearing of S 86°44'16" E was held on Centerline of Founders Ridge Drive (50' Right of Way), as shown on the record plat for Founders Ridge Section 2, of record in Plat Book 79, Page 13. This plat is based on a survey completed by Robert W. Martin in April of the year 2015.



Robert W. Martin, P.S. 8114
 Prepared By: **WATSON**
 CONSULTING ENGINEERS & SURVEYORS
 83 Shull Avenue
 Gahanna, Ohio 43230
 Ph. (614) 414-7979

EXHIBIT OF A 0.021 ACRE LOT SPLIT
 OUT OF LOT 52
 FOUNDERS RIDGE SEC. 2
 P.B. 79, PG. 13

DRAWN BY: RWM
 CHECKED BY: TLC

SCALE: 1" = 30'

PROJECT: GEORGE PARKER/FOUNDERS RIDGE

DATE: 06/08/2015

SHEET NO. 1 OF 1