

DO NOT DETACH



Instrument Number: 201903290035687
Recorded Date: 03/29/2019 11:30:30 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 (Hold at Counter):
LOCKE MCKENZIE

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Transaction Number: T20190017387
Document Type: DEED
Document Page Count: 6

Submitted By (Walk-In):
LOCKE MCKENZIE

Walk-In

First Grantor:
VIKING PARTNERS MORSE LLC

First Grantee:
COLUMBUS CITY OF

Fees:	
Document Recording Fee:	\$28.00
Additional Pages Fee:	\$32.00
Total Fees:	\$60.00
Amount Paid:	\$60.00
Amount Due:	\$0.00

Instrument Number: 201903290035687
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OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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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.

TRANSFERRED

MAR 29 2019

**MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO**

90002841

**CONVEYANCE TAX
EXEMPT**
A aut
**MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR**

LIMITED WARRANTY DEED

(O.R.C.§5302.07)

KNOW ALL PERSONS BY THESE PRESENTS that **VIKING PARTNERS MORSE, LLC**, an Ohio limited liability company, as to an undivided 67.8% interest and **CM CAPITAL MILFORD, LLC**, an Ohio limited liability company, as to an undivided 32.2% interest as tenants in common, "Grantors", 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 Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with limited warranty covenants (O.R.C.§5302.08), to the Grantee, its successors and assigns forever, the following described real property:

PARCEL NO. 17-WDV

**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 Nos. 025-012936

Prior Instrument Reference: Instrument Number: 201804240053545,
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, and the City of Gahanna 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 representative, has caused this instrument to be executed and subscribed this 31 day of January 2019.

VIKING PARTNERS MORSE, LLC
an Ohio limited liability company

By: Bret A. Caller
Print Name: Bret A. Caller
Title: Manager

STATE OF Ohio
COUNTY OF Hamilton, SS:

BE IT REMEMBERED, that on this 31 day of January 2019, I affixed my seal evidencing the foregoing instrument was acknowledged before me by Bret Caller, Manager, on behalf of Viking Partners Morse, LLC, an Ohio limited liability company.



MELISSA D. DICK
Notary Public, State of Ohio
My Commission Expires 04-18-2022

Melissa D. Dick
Notary Public

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The Grantor, by its duly authorized representative, has caused this instrument to be executed and subscribed this 31 day of January 2019.

CM CAPITAL MILFORD, LLC

an Ohio limited liability company

By: Bret A. Callen

Print Name: Bret A. Callen

Title: Manager

STATE OF Ohio
COUNTY OF Hamilton, SS:

BE IT REMEMBERED, that on this 31 day of January 2019, I affixed my seal evidencing the foregoing instrument was acknowledged before me by Bret Callen, Manager, on behalf of CM Capital Milford, LLC, an Ohio limited liability company.



MELISSA D. DICK
Notary Public, State of Ohio
My Commission Expires 04-18-2022

Melissa D. Dick
Notary Public

This instrument prepared by
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: David E. Peterson (1-30-19)
Real Estate Attorney
Real Estate Division
For: Design & Construction
Re: HAM-A 17WDV-TAD

EXHIBIT A

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RX 251 WDV

Rev. 05/09

Ver. Date 08/10/17

PID 99852

**PARCEL 17-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 0.074 acres within an 8.968 acre parcel conveyed to INLAND AMERICAN GAHANNA MORSE, L.L.C. a Delaware limited liability company as described in Instrument Number 200701170009390 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 right-of-way intersection of Hamilton Road and Morse Road, being at Station 61+88.00 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 488.00 feet to a point at Station 57+00.00;

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, being the easterly line of a tract conveyed to the Franklin County Commissioners in Official Record 33950F12, and being 60.00 feet right of Station 57+00.00 and being The True Point of Beginning;

EXHIBIT A

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Rev. 05/09

Thence along the said existing easterly right-of-way of Hamilton Road and the said easterly line of the said Franklin County Commissioners tract, North 3°14'17" East a distance of 257.80 feet to an iron pin set at the southwesterly corner of a parcel conveyed to Monro Muffler Brake, Inc. as described in Instrument Number 200007170140639, the northeasterly corner of the said tract conveyed to the Franklin County Commissioners in said Official Record 33950F12, and the southeasterly corner of a tract conveyed to the Franklin County Commissioners in Official Record 32213B16, and being 60.00 feet right of Station 59+57.80;

Thence along the southerly property line of the said Monro Muffler Brake parcel, South 86°34'28" East a distance of 12.50 feet to an iron pin set being 72.50 feet right of Station 59+57.75;

Thence across the said Inland American Gahanna Morse, LLC parcel, South 3°14'17" West a distance of 257.75 feet to an iron pin set being 72.50 feet right of Station 57+00.00;

Thence across the said Inland American Gahanna Morse, LLC parcel, North 86°45'43" West a distance of 12.50 feet to the True Point of Beginning, containing 0.074 acres, more or less.

The above described area contains 0.074 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.074 acres from Auditors Permanent Parcel Number 025-012936.

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 November 20, 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 200701170009390 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°14'17" East.

EXHIBIT A

RX 251 WDV

The stations referred to herein are from centerline 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.



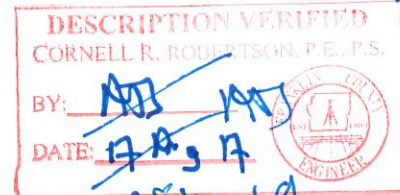
Robert A. Bosworth

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

8-16-17

Date

0.37.1A
Split
0.074 acre
out of
(025)
129 35



Panel combined from 025-12936
+ 0 025-12935 1015