

## GENERAL WARRANTY DEED

130634

HARRISON W. SMITH, JR., TRUSTEE, ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to THE CITY OF GAHANNA, OHIO, an Ohio municipal corporation, whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, for public highway and road purposes, the following real property:

Being the premises more particularly described in "Exhibit A" attached hereto and by reference made a part hereof (the "Premises").

Auditor's Parcel Number \_\_\_\_\_  
Street Address: \_\_\_\_\_ Morse Road.

Subject to the rights of the public to use the Premises as a public road, the ingress and egress rights of Grantor and Grantor's successors, grantees and assigns, and easements, conditions, covenants and restrictions, if any, of record and further subject to taxes and assessments, if any, now a lien, payable in the December, 1988 collection and thereafter.

Grantor reserves unto himself and his successors and assigns forever, a perpetual easement and right-of-way in, to and over the Premises for the purpose of ingress to and egress from that certain real property conveyed to Grantor by deed of record at Official Record Volume 8369, Page A-12 in the Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Vol. 8369, Page A-12 of the Official Records of Franklin County, Ohio.

Signed and acknowledged  
in the presence of:

*[Signature]*  
*[Signature]*

*[Signature]*  
Harrison W. Smith, Jr. Trustee  
TIME 11:15A  
RECORDED FRANKLIN CO., OHIO

DEC 2 1988

STATE OF OHIO  
FRANKLIN COUNTY, SS:

JOSEPH W. TESTA, RECORDER  
RECORDER'S FEE \$ 12.00

BE IT REMEMBERED, that on this 4th day of October, 1988, before me, the subscriber, a Notary Public in and for said county, personally came HARRISON W. SMITH, JR., TRUSTEE, Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed of said corporation.

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



*[Signature]*  
Notary Public  
*attorney: my commission does not expire*

Record and return to: City of Gahanna, Ohio  
c/o ~~Harold Brown~~ Peg Cunningham  
200 South Hamilton Road  
Gahanna, Ohio 43230  
ENVELOPE FURNISHED

This instrument prepared by: Glen A. Dugger  
Smith & Hale  
37 West Broad Street  
Columbus, Ohio 43215

TRANSFERRED  
DEC 8 1988  
PALMER C. MCNEAL  
AUDITOR  
FRANKLIN COUNTY, OHIO

908683  
CONVEYANCE TAX  
EXEMPT  
*a pm*  
PALMER C. MCNEAL  
FRANKLIN COUNTY AUDITOR

7504R

EXHIBIT A

LEGAL DESCRIPTION2.353 ACRE TRACT

Situated in the State of Ohio, County of Franklin, Township of Jefferson, located in Section 2, Township 1, Range 16, United States Military Lands and being 2.353 acres of the lands (Tract II and III), conveyed to Harrison W. Smith, Trustee, by deed of record in Official Record 8369A12, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a railroad spike in the centerline of Morse Road marking the northeast corner of said Tract II and also marking the northwest corner of a 2.952 acre tract now or formerly owned by Plateau Acres, Inc.;

thence leaving said centerline, South  $3^{\circ} 42' 23''$  West, along a line common to said tracts, a distance of 50.00 feet to a point;

thence leaving said common line, North  $86^{\circ} 38' 46''$  West, along a line parallel to and 50.00 feet southerly of, as measured at right angles, the centerline of Morse Road, passing through the line common to Tract II and Tract III (said line also being the centerline of Shull Road), at 1589.74 feet, a total distance of 2063.35 feet to a point in the center of Rocky Fork Creek (also being in the westerly line of Tract III);

thence leaving said parallel line, North  $31^{\circ} 32' 26''$  East, along said westerly line and the center of Rocky Fork Creek, a distance of 56.72 feet to a point in the centerline of Morse Road;

thence South  $86^{\circ} 38' 46''$  East, along the centerline of Morse Road (passing through the centerline of Shull Road at 447.89 feet), a total distance of 2036.87 feet to the place of beginning and containing 2.353 acres, ore or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in the above description are based upon the centerline of Morse Road as being South  $86^{\circ} 38' 46''$  East.

\* \* \* \* \*

10-2-88

DESCRIPTION ACCEPTABLE	
JOHN CIRCLE	
FRANKLIN COUNTY ENGINEER	
INT	DATE 10-10-88
SPLIT	<input checked="" type="checkbox"/>
TRANSFER	<input type="checkbox"/>

0-37-B  
Split  
2.353 Ac.  
Out of  
1157  
JEFFERSON  
TWP.

Legal description  
prepared by  
Lawrence Bull  
4-6-88

