

Gahanna Tidd Box 4508

# GENERAL WARRANTY DEED

Michael L. Helman, unmarried, of Franklin County, Ohio; for valuable consideration paid, grant(s), with general warranty covenants, to:

City of Gahanna

Whose tax mailing address is: 200 South Hamilton Road, Gahanna, Ohio 43230

The following real property:

Situated in the County of Franklin, the State of Ohio and the City of Gahanna (formerly Township of Mifflin):

Instr: 200005170097210 05/17/2000  
Pages: 4 Fee: \$22.00 2:43PM  
Richard B. Metcalf T20000064661  
Franklin County Recorder BXGAHANNA

A 21.537 acre parcel more particularly described on Attached Exhibit "A" excepting therefrom a 3.546 acre tract more particularly described on Attached Exhibit "B".

Subject to easements, leases, rights-of-way, condition and restrictions of record. Except for taxes and assessments due and payable after date hereof which the grantee assumes and agrees to pay.

Prior instrument reference: Volume 15991, Page D17 and Volume 31294, Page E03 of the Official Records of Franklin County, Ohio

Signed this 17<sup>th</sup> day of May, 2000.

Signed and acknowledged in the presence of:

[Signature] Michael L. Helman  
witness Peter H. Rose MICHAEL L. HELMAN

[Signature]  
witness

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, THAT ON THIS 17<sup>th</sup> DAY OF May, 2000: before me, the subscriber, a Notary Public, in and of said county and state, personally appeared Michael L. Helman and acknowledged the signing hereof to be his voluntary act and deed.



JULIA A. FAIST, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

[Signature]  
Notary Public

This instrument prepared by: Julia A. Faist, Attorney at Law,  
142 Granville Street, Gahanna, Ohio

APPROVED by Planning Commission, City of Gahanna, No Plat Required, on May 10, 2000:

[Signature]  
Peg Cunningham CMC  
Clerk of Council

TRANSFERRED  
MAY 17 2000  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX  
EXEMPT  
A SEK  
JOSEPH W. TESTA

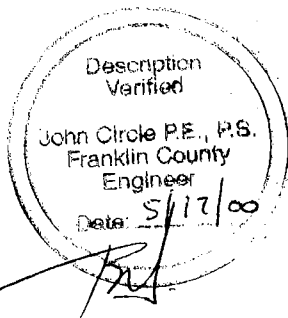
EXHIBIT A

Exhibit "A"

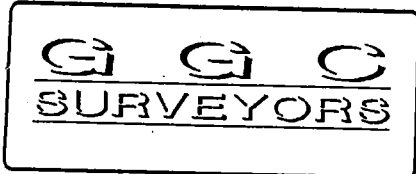
Situated in the State of Ohio, County of Franklin, and City of Gahanna,  
(formerly Township of Mifflin) and being further described as follows:

Being in Township 1, Quarter Township 4, Range 17,, U.S.M. Lands and  
being a part of Lot 2 of an Amicable Subdivision by the heirs of Henry  
Ulry, of record in Plat Book 1, Page 101, Recorder's Office, Franklin  
County, Ohio, and bounded and described as follows:

Beginning at a point in the center line of Price Road (South line of Lot 2)  
and 890.82 feet East of an iron pin in the center line of James Road; thence  
North 0 degrees 24' East (passing an iron pipe at 12 feet, being parallel to  
and 280.82 feet East of the West line of Lot 2) 804.7 feet to an iron pipe in  
the North line of Lot 2 (South line of the Leo B. and Ruth E. Carol 12.5 acre  
tract); thence along said line, South 88 degrees 41' East (passing an iron  
pipe at 1108.48 feet) 1128.48 feet to a point in the West bank of Big Walnut  
Creek; thence along said creek, and following its meanderings, South 5  
degrees East 420 feet to a point; South 26 degrees 39' East 403.2 feet to a  
point; thence along the North line of the Jacob Lindenmayer tract, and the  
center line of Price Road, West (passing an iron pipe at 60 feet) 1330.88 feet  
to the place of beginning, containing 21.537 acres, more or less.



0-59.0  
Split  
17.991 Ac.  
Out of  
876  
(025)



**EXHIBIT B**

EXCEPTING THEREFROM

Situated in State of Ohio, Franklin County, Township of Mifflin, City of Gahanna, and in Section 4, Township 1, Range 17, United States Military Lands, and being 3.546 acres of land out of a 21.534 acre tract (by Deed), 21.771 acre tract (by survey) as conveyed to Michael L. Helman as recorded in Official Record 31294-E03, Franklin County Recorders Office. Said 3.546 acres being more particularly described as follows:

Beginning for reference at an railroad spike (found) at the southwesterly corner of said Michael L. Helman's 21.771 acre tract, also being in the centerline of Price Road; Thence North 90°00'00" East, along the grantors south line and the centerline of Price Road, a distance of 11.95 feet to a iron pin (found) at the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East a distance of 320.14 feet to a iron pin (set);

Thence North 90°00'00" East a distance of 489.32 feet to a iron pin (set);

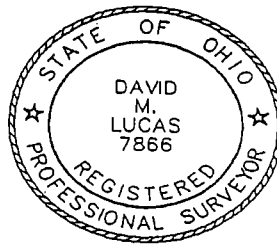
Thence South 02°26'53" West a distance of 320.44 feet to a railroad spike (set) in the grantors south line and the centerline of Price Road;


Thence North 90°00'00" West, along said south line and centerline, a distance of 475.63 feet to the TRUE POINT OF BEGINNING, and containing 3.546 acres of land, more or less. Subject to all easements, rights-of-way and restrictions of record.

Bearings used in this description are based on the grantors south property line and the centerline of Price Road being North 90°00'00' West as per Official Record 31294-E03.

All references to Iron Pins (set) are to be 5/8" rebar, 30" in length, stamped cap "GGC SURVEYORS".

This description was prepared from actual field survey by GGC Surveyors in April 2000 by David M. Lucas P.S. #7866.

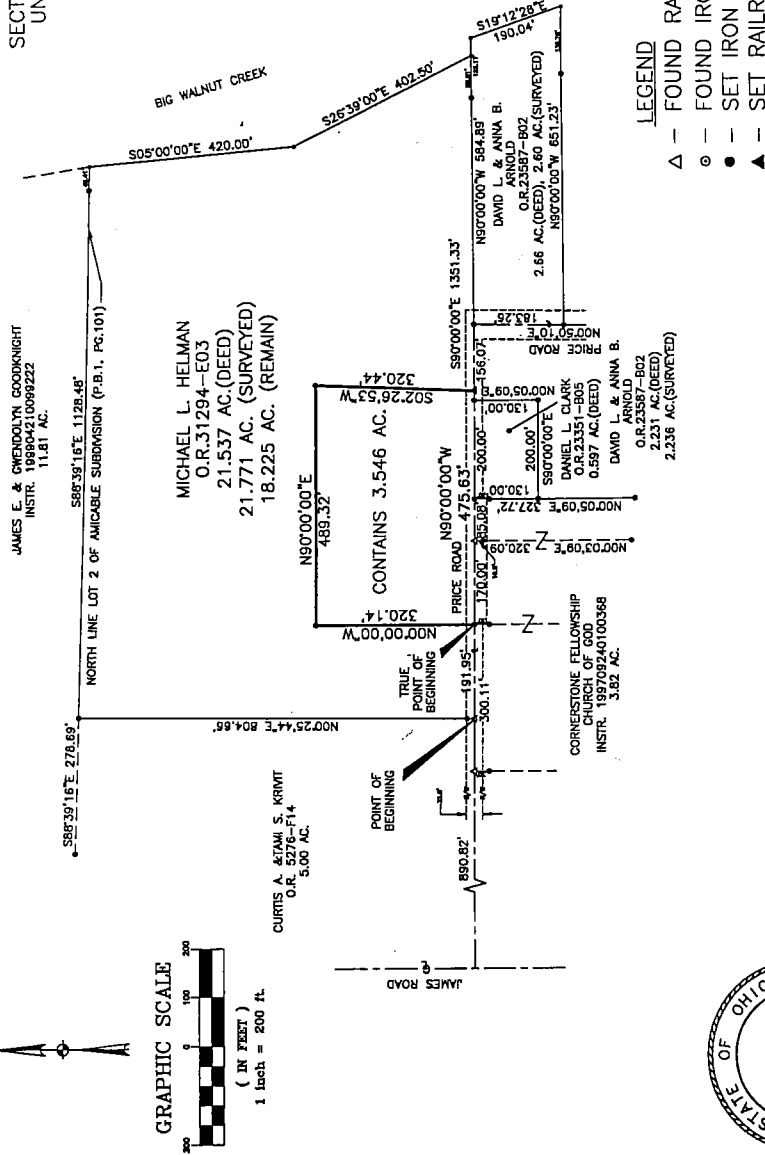


  
David M. Lucas, P.S., #7866

SITUATED IN  
STATE OF OHIO, FRANKLIN COUNTY  
TOWNSHIP OF MIFFLIN  
SECTION 4, TOWNSHIP 1, RANGE 17  
UNITED STATES MILITARY LANDS

BOUNDARY SURVEY  
OF

3.546 ACRES OUT OF  
MICHAEL L. HELMAN'S  
21.771 ACRE TRACT



JAMES E. & CHEUKOVYA, COORDINATOR  
INSTR. 18904210099222  
11.81 AC.

MICHAEL L. HELMAN  
O.R. 31294-E03  
21.537 AC. (DEED)  
21.771 AC. (SURVEYED)  
18.225 AC. (REMAIN)

CURTIS A. & TAM S. KRIVIT  
O.R. 5276-F14  
3.00 AC.

CORNSTONE FELLOWSHIP  
CHURCH OF GOD  
INSTR. 19579240100368  
3.82 AC.

DAVID L. & ANNA B.  
ARNOLD  
O.R. 2358-B03  
2.338 AC. (DEED)

DANIEL L. CLARK  
O.R. 23351-B05  
0.597 AC. (DEED)

DAVID L. & ANNA B.  
O.R. 2358-B02  
2.66 AC. (DEED)

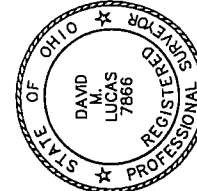
PRICE ROAD  
183.78'



LEGEND  
 ▲ - FOUND RAILROAD SPIKE  
 ○ - FOUND IRON PIN  
 ● - SET IRON PIN CAPPED "GGC SURVEYORS"  
 ▲ - SET RAILROAD SPIKE

NOTES:  
 1. THIS INSTRUMENT WAS PREPARED FOR AN ACTUAL FIELD SURVEY ON 4/11/2000.  
 2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE ON PRICE ROAD AS DELINEATED IN O.R. 31284-E03, BEING N85°00'00"E.

DAVID M. LUCAS  
DATE 4/14/00  
PROFESSIONAL SURVEYOR  
NO. 7866



JOB NO.  
2000-013

Prepared By: G G C Surveyors, Inc.  
104 Mill Street  
Gahanna, Ohio 43230  
Office: (614) 471-7310  
Fax: (614) 471-7320