

19050275 D

GENERAL WARRANTY DEED
BY A CORPORATION

199906090146552
Pages:2 Fee:\$14.00 06/09/1999
Richard B. Metcalf 10:11AM
Franklin County Recorder T19990079908
BXCONNOR B

Connor Box
19050275 D

Franklin Steel Company, a corporation organized and existing under the laws of the State of Ohio for valuable consideration paid, grants, with general warranty covenants to City of Gahanna

whose tax mailing address is 200 S. Hamilton Road, Gahanna, Ohio 43230

the following REAL PROPERTY:

Situated in the State of Ohio, County of Franklin, and in the Township of Jefferson:

Being 0.571 acre parcel of land and being more fully described on EXHIBIT "A" incorporated herein and by reference made a part hereof.

The land conveyed herein is to be used and developed by the Grantee as additional right of way for Taylor Station Road.

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

PARCEL NO: 025-003960, 025-008751, 025-008752, 025-008753

PROPERTY ADDRESS: Taylor Station Road, Gahanna, OH 43230, Gahanna, Ohio 432300000

Prior Instrument Reference: As to Tract 1: Deed Book 3772, Page 573 and Official Record 12676, Page F-01

As to Tract 2: Deed Book 2686, Page 516 and Deed Book 2684, Page 578

As to Tract 3: Deed Book 2653, Page 649 thru 663, of the Deed Records of Franklin County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by Sidney I. Blatt, its president, thereunto duly authorized by resolution of its board of directors, this 4th day of June, 1999.

Signed and acknowledged in presence of:

Franklin Steel Company, an Ohio Corporation

Stan Blatt
Witness

Stan Blatt
Witness

BY: Sidney I. Blatt, President

STATE OF OHIO

COUNTY OF FRANKLIN

BE IT REMEMBERED, That on this 4th day of June, 1999, before me, the subscriber, a notary public in and for said state, personally came Sidney I. Blatt, president of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be its voluntary act and deed, pursuant to authority of its board of directors.

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

THIS INSTRUMENT WAS PREPARED BY:

THOMAS W. CONNOR & ASSOCIATES
150 E. MOUND STREET, SUITE 101
COLUMBUS, OHIO 43215

APPROVED by Planning Commission, City of Gahanna, Ohio;
No Plat Required.

Isobel L. Sherwood, Deputy Clerk



LAWRENCE D GOLDBACH

Notary Public, State of Ohio

My Commission Expires July 30, 2000

CONVEYANCE TAX
EXEMPT

JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

905904
TRANSFERRED

JUN 09 1999

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

EXHIBIT A

0.571 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 22, Section 3, Township 1, Range 16, United States Military Lands and being out of those tracts as conveyed to Franklin Steel Company, of record in Deed Book 2653, Page 649 and Deed Book 3577, Page 863 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at Franklin County Geodetic Survey Monument 5343 in the centerline of Taylor Station Road, being in the division line between Lots 22 and 27, said point being North 24° 25' 11" East, a distance of 543.04 feet from Franklin County Geodetic Survey Monument 5320;

thence South 87° 08' 44" East, with said division line being the southerly line of that tract as conveyed to Rebecca A. Wolfe of record in Official Record 14466E08, a distance of 43.01 feet to an iron pin set;

thence South 24° 25' 11" West, across said Franklin Steel tracts, and being 40.00 feet easterly of and parallel to said centerline of Taylor Station Road, a distance of 624.19 feet to an iron pin set in the northerly line of that 0.60 acre tract as conveyed to Lassel & Karst Company of record in Official Record 11395C04;

thence North 81° 40' 29" West, with said northerly line, a distance of 41.63 feet to a point in said centerline of Taylor Station Road;

thence North 24° 25' 11" East, with said centerline (passing Franklin County Geodetic Survey Monument 5320 at 76.88 feet), a distance of 619.92 feet to the point of beginning and containing 0.571 acre of land, more or less.

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

Bearings herein are based on the same meridian as the centerline of Blatt Boulevard (North 89° 46' 30" East) of record in Plat Book 50, Page 54.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

JAM/mf

STATE OF OHIO
PROFESSIONAL SURVEYOR
JEFFREY A. MILLER
7211
REGISTERED
PROFESSIONAL SURVEYOR

John Circle, P.E., P.S.
Franklin County
Engineer
Date 11-23-98

0-39-F
Comb
(025)
8751
8752
8753
3941
3960
→ SPLIT 0.571 ACS.
OUT OF Comb,

Jeffrey A. Miller
Professional Surveyor No. 7211

PRELIMINARY APPROVAL

FRANKLIN COUNTY ENGINEERING DEPT.

DATE: 11-23-98 BY: DAP

CLOSURE FINE
PLAT SUBMITTED

