



Instr: 200307230228383 07/23/2003  
 Pages: 3 F: \$18.00 3:44PM  
 Robert G. Montgomery T20030091795  
 Franklin County Recorder BXGAHANNA

**GENERAL WARRANTY DEED**

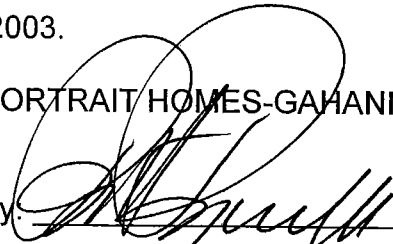
Portrait Homes-Gahanna Grove LLC, an Illinois Limited Liability Company, ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to the City of Gahanna, an Ohio municipal corporation, whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, ("Grantee"), the following real property for public roadway: Being .876 acres of land situated in the County of Franklin, in the State of Ohio and in the City of Gahanna and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein

Prior Instrument Reference: 200306190186236

Witness his hand this 23rd day of June 2003.

PORTRAIT HOMES-GAHANNA GROVE LLC

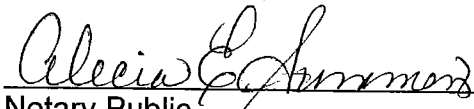
By: 

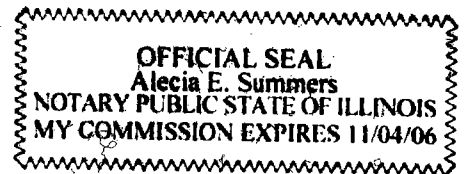
Name: Bruno A. Pasquinelli

Its: President

STATE OF ILLINOIS,  
 COUNTY OF COOK, SS:

BE IT REMEMBERED that on this 23rd day of June, 2003 before me a notary in and for said County and State personally came Bruno A. Pasquinelli of Portrait Homes-Gahanna Grove LLC, the Grantor herein who acknowledged the signing hereof to be his free and voluntary act and deed on behalf of said Company.

  
 Notary Public

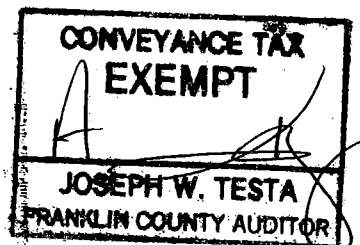


TRANSFERRED

JUL 23 2003

JOSEPH W. TESTA  
 AUDITOR

FRANKLIN COUNTY, OHIO



This instrument prepared by:  
 Shuler, Plank & Brahm  
 A Legal Professional Association  
 145 East Rich Street  
 Columbus, OH 43215

**EXHIBIT A**

EXHIBIT A  
(1 of 2)

0.876 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Lot 1 of G. W. Hart's Subdivision of Section 2, Township 1, Range 16, United States Military Lands, and being all out of that 22.009 acre tract as conveyed to Portrait Homes-Gahanna Cove, LLC by deed of record in Instrument Number \_\_\_\_\_, all references are to the Recorder's Office, Franklin County, Ohio, and further described as:

Beginning, for reference, at the northwesterly corner of Lot 7, of that subdivision entitled "Tri-Land" of record in Plat Book 26, Page 37, said point being in the southerly line of said Lot 1;

thence North 85° 41' 59" West, with said southerly line, a distance of 49.18 feet to a point in the old centerline of Johnstown Road (US Route 62);

thence North 55° 40' 35" East, with said old centerline and passing a 5/8 inch rebar found at 118.59 feet, a distance of 223.56 feet to a 5/8 inch rebar found in said old centerline and at a southeasterly corner of that 0.146 acre parcel conveyed to the City of Gahanna of record in Instrument Number 199901050002866, and being the True Point of Beginning of the herein described parcel;

thence North 05° 46' 17" West, with the easterly line of said 0.146 acre parcel, a distance of 68.38 feet to an iron pin set at the northeasterly corner of said 0.146 acre parcel, being the northerly right-of-way line of said Johnstown Road;

thence North 55° 28' 31" East, across said 22.009 acre tract, being 40 feet northerly of and parallel to the centerline of said Johnstown Road, a distance of 632.55 feet to an iron pin set in the westerly line of that 2.025 acre tract as conveyed to Lynn Mann by deed of record in Deed Book 3799, Page 195;

thence South 03° 49' 21" West, with the westerly line of said 2.025 acre tract, (passing an iron pin found at 13.60 feet) a distance of 79.21 feet to an iron pin set in said old centerline;

thence South 55° 40' 35" West, with said old centerline, (passing 5/8 inch rebars found at 395.49 feet and 508.72 feet) a distance of 616.31 feet to the True Point of Beginning, and containing 0.876 acre of land, more or less, of which 0.731 acre lies with in the current right-of-way of said Johnstown Road, and which 0.151 acre lies within Parcel Number 025-011230, 0.160 acre lies within Parcel Number 025-011482, 0.171 acre lies within Parcel Number 025-012709, 0.183 acre lies within Parcel Number 025-012910, and 0.211 acre lies within Parcel Number 170-000316.

0-37-A  
SPLIT  
0.151Ac  
OUT OF  
(025)  
11230 &  
0.160Ac  
OUT OF  
(025)  
11482 &  
0.171Ac  
OUT OF  
(025)  
12709 &  
0.183Ac  
OUT OF  
(025)  
12910 &  
0.211Ac  
OUT OF  
(170)  
316

Subject, however, to all restrictions, easements, and rights-of-way of record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates from Franklin County Geodetic Survey Monument Numbers 69 and 169, having a bearing of North 88° 02' 16" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

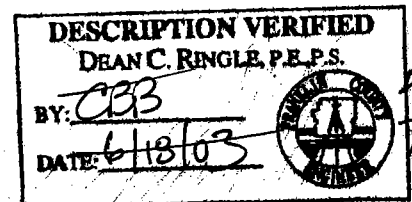


CEW:shg 18 May 03 2002-1908

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Clark E. White* 6/18/03

Clark E. White  
Registered Surveyor No. 7868



SWM  
7/23/03

