

TRANSFERRED

AUG 12 2010

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Grantors, **Virgie A. Evangelista** and **Rocco Evangelista**, husband and wife, for valuable consideration paid, do hereby remise, release and forever quitclaim all right, title and interest of Grantors to Grantee, the **City of Gahanna, Ohio**, whose tax mailing address is ~~15519 East State Route 37, Sunbury, OH 43074~~, the following described real property:

~~15519 East State Route 37, Sunbury,~~  
**200 S. HAMILTON RD,  
GAHANNA, OH 43230**

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN JEFFERSON TOWNSHIP, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Prior Instrument Reference: **201008120103291**

Parcel Number: 170-001100

Property Address: 4427 East Johnstown Road, Gahanna, Ohio, 43230

In Witness Whereof, said Grantors, Virgie A. Evangelista and Rocco Evangelista, have hereunto set their hands this \_\_\_\_\_ day of June, 2010.

*(W) 7 day of Aug 2010*  
  
\_\_\_\_\_  
Virgie A. Evangelista

\_\_\_\_\_  
Rocco Evangelista

**EXHIBIT A**



**W.E. STILSON**  
CONSULTING GROUP

Pride in the Details. Passion in our People.

355 E. Campus View Blvd.  
Suite 250  
Columbus, OH 43235  
phone 614.847.4670  
fax 614.847.1648  
email@stilsonconsulting.com

### 0.147 Acre Description

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being located in Quarter Township 2, Township 1, Range 16, United States Military Lands, also being a part of a 0.401 acre tract in the name of Virgie A. Evangelista, Trustee, as described in Official Record 03794, Page C08, all records contained herein are on file at the Recorder's Office, Franklin County, Ohio:

Beginning at a magnail set in the centerline of Johnstown Road (R/W varies) at the southwesterly corner of said 0.401 acre tract, also being the southeasterly corner of a 0.309 acre tract in the name of City of Gahanna as described in Official Record 27605, Page H12 and the **True Place of Beginning** for the tract herein being described;

Thence N 14°35'29" W, a distance of 44.12 feet leaving said centerline along the easterly line of said 0.309 acre tract to an iron pipe set;

Thence N 50°26'14" E, a distance of 159.90 feet leaving said easterly line through said 0.401 acre tract to an iron pipe set in the westerly line of a 5.454 acre tract in the name of City of Gahanna, Ohio as described in Instrument Number 199907220186088;

Thence S 14°35'29" E, a distance of 44.12 feet along the westerly line of said 5.454 acre tract to a magnail set in the centerline of said road at the southeasterly corner of said 0.401 acre tract;

Thence S 50°26'14" W, a distance of 159.90 feet along the centerline of said road also being the southerly line of said 0.401 acre tract to the **True Place of Beginning** containing 0.147 acres more or less, of which 0.110 acre lies within the right-of-way of Johnstown Road.

Subject to all legal highways, easements, leases or restrictions of record and of records in the respective utility offices.

Iron pipes set are 3/4" inside diameter iron pipes that are 30 inches long with a yellow cap stamped "W.E. Stilson"

Bearings are based on the Ohio State Plane Coordinate System, South Zone, 86 Adjustment and were obtained by using a bearing of "S 03°16'30" W" calculated by inverting between the established coordinates for Franklin County Geodetic Survey Monuments FCGS 6671 and FCGS 8817 Reset.

I hereby certify this description was created by using field measurements obtained by an actual filed survey conducted under my direct supervision.

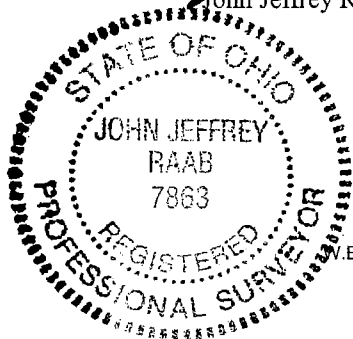
*John Jeffrey Raab* 02/11/09  
John Jeffrey Raab, P.S. 7863

Date: \_\_\_\_\_  
**DESCRIPTION VERIFIED**  
DEAN C. RINGLE, P.E., P.S.  
BY: *DKS*  
DATE: *8/12/10*



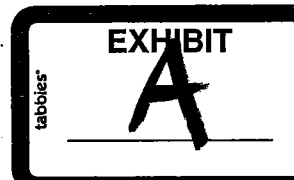
**PRELIMINARY APPROVAL**  
**FRANKLIN COUNTY ENGINEERING DEPT.**  
DATE: *02-10-2009* BY: *RTN*

PENDING SEAL ON LEGAL DESC.



W.E. Stilson Consulting Group, LLC is not a successor to and has no relationship with Stilson and Associates, Inc.

0-037-  
SPLIT  
0.147/  
OUT OF  
(170)  
001100



# PLAT OF SURVEY

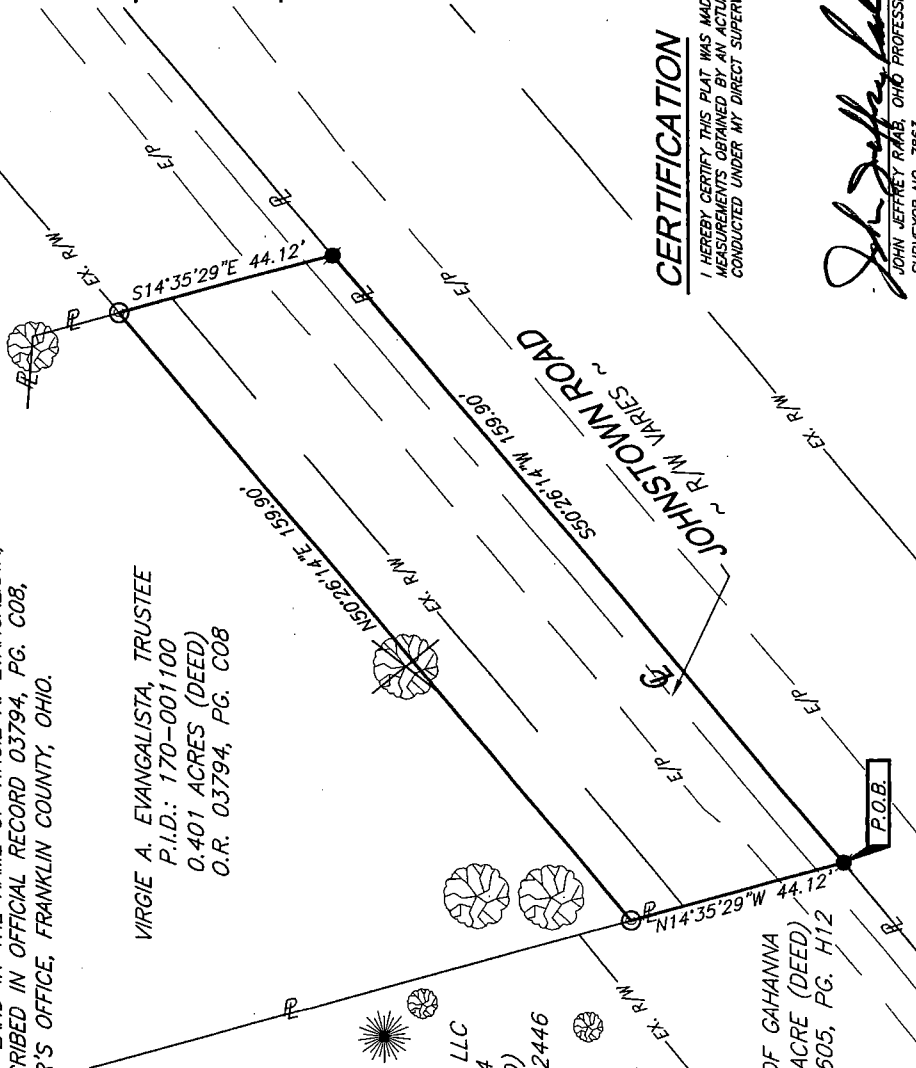
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, BEING LOCATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING PART OF A 0.401 ACRE TRACT OF LAND IN THE NAME OF VIRGIE A. EVANGALISTA, TRUSTEE, AS DESCRIBED IN OFFICIAL RECORD 03794, PG. C08, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

VIRGIE A. EVANGALISTA, TRUSTEE  
P.I.D.: 170-001100  
0.401 ACRES (DEED)  
O.R. 03794, PG. C08

RL & A REAL ESTATE LLC  
P.I.D.: 025-012674  
1.966 ACRES (DEED)  
INSTR.#: 200706270112446

CITY OF GAHANNA  
0.309 ACRE (DEED)  
O.R. 27605, PG. H12

CITY OF GAHANNA, OHIO  
5.454 ACRE (DEED)  
P.I.D.: 025-012053  
INSTR.#: 199907220186088



## BASIS OF BEARINGS

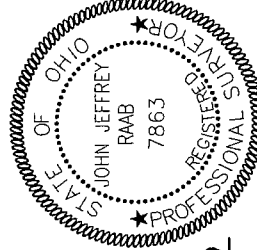
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, 86 ADJUSTMENT AND WERE OBTAINED BY USING A BEARING OF S03°16'30\"/>

## LEGEND

- 0.147 ACRE SPLIT  
P.R.O.=0.110 ACRES  
NET TAKE=0.037 ACRES
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- ITEM TO BE REMOVED
- 3/4\"/>

## CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS MADE BY USING FIELD MEASUREMENTS OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION.



*John Jeffrey RAAB* 02/11/09  
JOHN JEFFREY RAAB, OHIO PROFESSIONAL SURVEYOR NO. 7863

EXHIBIT

A