

TRANSFERRED

SEP 14 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

90010581

CONVEYANCE TAX
EXEMPT

A-

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR



201509140129201
Pgs: 4 \$44.00 T20150066369
09/14/2015 3:51PM MEPPR0ST BROW
Terry J. Brown
Franklin County Recorder

Portion above reserved for State of Ohio Auditor, Engineer and Recorder's Offices use

LIMITED WARRANTY DEED

(R.C. § 5302.07)

KNOW ALL PERSONS BY THESE PRESENTS THAT THE JASON R. SHARP AND KAYANNE M. SHARP ("GRANTORS"), married, whose tax mailing address is 501 Helmbright Drive, Gahanna, Ohio 43230, for good and valuable consideration given by the CITY OF GAHANNA, OHIO ("GRANTEE"), an Ohio municipal corporation, whose tax mailing address is 200 S. Hamilton Rd., Gahanna, Ohio 43230, the receipt and sufficiency of which is hereby acknowledged, do forever grant in fee simple title with limited warranty covenants under section 5302.08 of the OHIO REVISED CODE, to Grantee, and Grantee's successors and assigns, the following described real property:

0.4725 ± ACRE

PART OF FRANKLIN COUNTY PARCEL No.: 025-008163

COMMON ADDRESS: 501 HELMBRIGHT DRIVE, COLUMBUS, OHIO 43230

INSTRUMENT REFERENCES: 201110050126536 RECORDER'S OFFICE FRANKLIN
COUNTY, OHIO

IN WITNESS WHEREOF, JASON R. SHARP AND KAYANNE M. SHARP, voluntarily caused
this instrument's execution on April 3, 2015.

{SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}

GRANTORS

Jason R. Sharp
JASON R. SHARP

Kayanne M. Sharp
KAYANNE M. SHARP

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBER that on this 3rd day of April, 2015, before me, the subscriber, a Notary Public in and for said County, personally came the above named JASON R. SHARP, Co-Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing of the same to be his voluntary act and deed.

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

(seal)



CHRISTOPHER L. INGRAM, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

[Signature]
Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBER that on this 3rd day of April, 2015, before me, the subscriber, a Notary Public in and for said County, personally came the above named KAYANNE M. SHARP, Co-Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing of the same to be her voluntary act and deed.

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

(seal)



CHRISTOPHER L. INGRAM, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

[Signature]
Notary Public

This Instrument Prepared By:
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215

PART OF LOT 121 OF RATHBURN WOODS SECTION 4

Situated in the State of Ohio, County of Franklin, City of Gahanna, being all of that cross-hatched portion of Lot 121 of "Rathburn Woods Section 4" Subdivision, as shown of record in Plat Book 68, Pages 14 & 15, and described in the deed to Jason R. and Kayanne M. Sharp, recorded in Instrument No. 201110050126536 (references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a railroad spike found at an angle point in the centerline of Taylor Road, located at the southeasterly corner of said Subdivision, said spike being located along said centerline, North 85°59'26" West, 1338.33 feet from FCGS Monument #1164 Reset;

thence westerly with said centerline of Taylor Road, being the south line of said Subdivision, North 85°46'57" West, (passing at 67.40 feet the intersection of said Road with the centerline of Helmbright Drive, as shown dedicated on said Subdivision) a distance of 132.90 feet to the southwesterly corner of said Subdivision, being the southeasterly corner of that 2.374 acre tract of land described in the deed to the City of Gahanna, as recorded in Official Record 24492-E20;

thence northerly along the westerly line of said Subdivision, North 4°12'31" East, (passing at 30.00 feet a 3/4" iron pipe found in the northerly right-of-way line of said Road) a distance of 40.00 feet to a rebar set at the southwest corner of said cross-hatched portion of Lot 121, said corner being the TRUE POINT OF BEGINNING:

thence continuing northerly along said westerly line of said Subdivision, being the westerly line of said cross-hatched portion of Lot 121, and being the easterly line of said 2.374 acre tract, North 4°12'31" East, 620.62 feet to a rebar set at an angle point in said Lot 121, being the northeasterly corner of said 2.374 acre tract;

thence easterly across the northerly end of said cross-hatched portion of Lot 121, South 85°45'04" East, 6.12 feet to a rebar set in the arc of a curve of the westerly right-of-way line of said Helmbright Drive;

thence South 7°04'49" East, along said westerly right-of-way line of Helmbright Drive, 151.99 feet along the arc of a curve to the right, (Radius=385.00 feet & Delta=22°37'07") a chord distance of 151.00 feet to a rebar set at the point of tangency of said curve;

thence continuing southerly along said westerly right-of-way line, South 4°13'44" West, 452.54 feet to a rebar set at a point of curvature in said line;

thence South 49°13'23" West, continuing along said right-of-way line, 31.41 feet along the arc of a curve to the right, (Radius=20.00 feet & Delta=89°59'18") a chord distance of 28.28 feet to a rebar set at the point of tangency of said curve in the northerly right-of-way line of said Taylor Road;

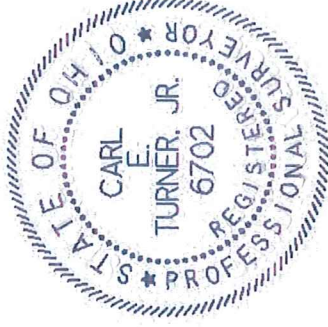
thence westerly along said northerly right-of-way line of Taylor Road, North 85°46'57" West, 15.52 feet, returning to the 'True Point of Beginning,' containing 0.4725 of an acre of land, more or less, as surveyed and described in January of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Bearings are referenced to GRID NORTH of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS observations using ODOT VRS, and specifically the Commencing bearing for the centerline of Taylor Road of North 85°59'26" West. All rebar called for as set are 5/8", capped with a yellow plastic cap inscribed TERRA SURVEY/TURNER PS6702.

Terra Surveying Services, LLC

Carl E. Turner Jr.

Carl E. Turner Jr.
Professional Surveyor No. 6702
14 January 2015
Rev. 9 September 2015



End of Description



238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614.471.0663

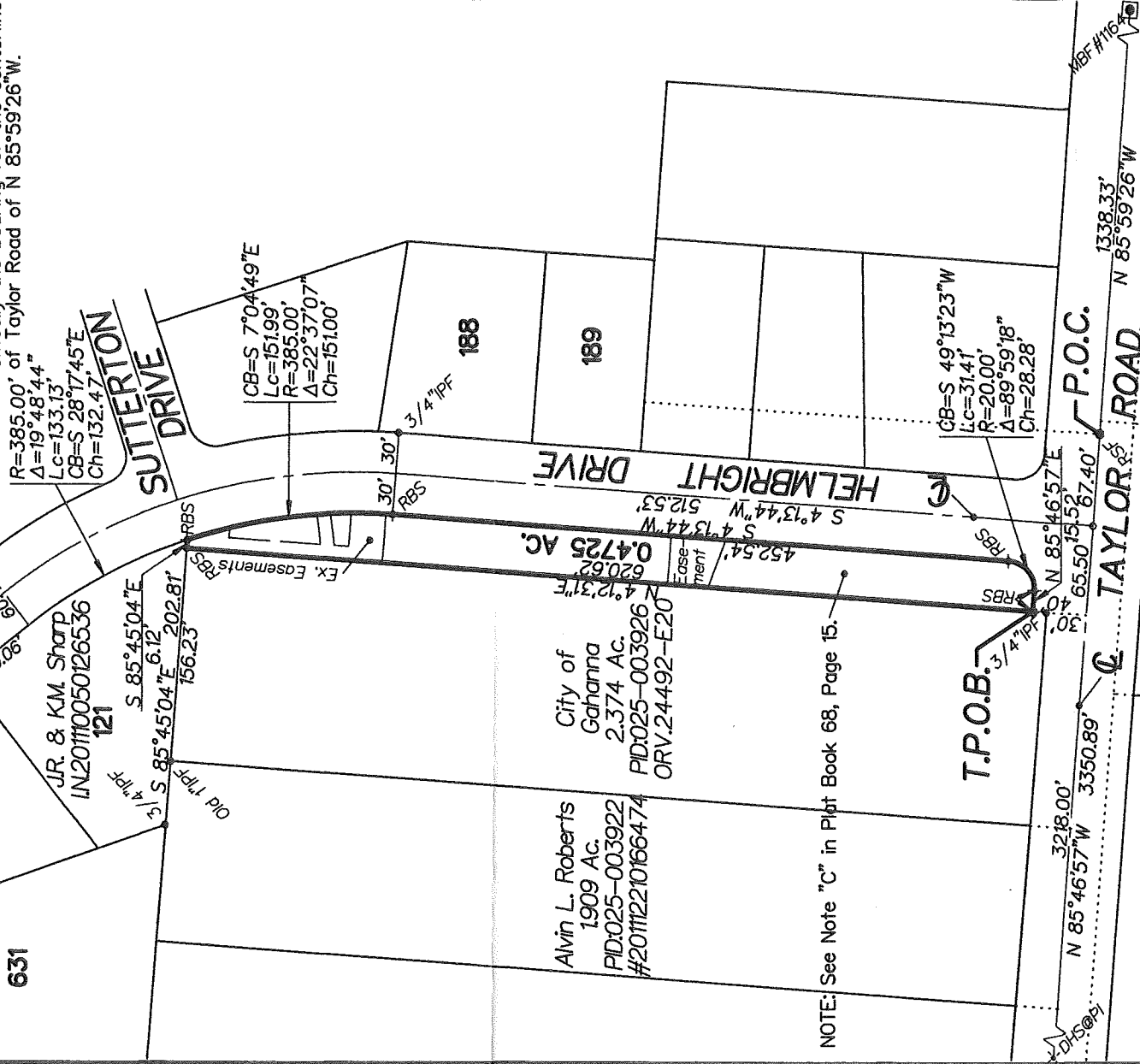
www.terrasurveyingservices.com

LOT SPLIT PLAT OF LOT 121 "RATHBURN WOODS SECTION 4" CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
GAHANNA CITY ENGINEER'S OFFICE 3/4" P.F. @ P.C.
14 JANUARY 2015 Rev. 9 SEPTEMBER 2015

PLAT BOOK 68 PAGE 14 & 15
OFFICIAL RECORD 24492E20
INSTRUMENT NO. 20110050126536

HUNTERS RIDGE SEC. 10 3/4" P.F. @ P.C.
P.B. 66, PG. 81 630
631
JR. & KM. SHARP
IN 20110050126536
BASIS OF BEARINGS: Bearings are referenced to GRID NORTH of the Ohio State Plane Coordinate System, South Zone, ODOT VRS NAD83(2011), and specifically the bearing for the centerline of Taylor Road of N 85°59'26"W.

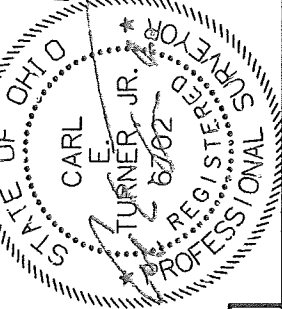


NOTE: See Note "C" in Plat Book 68, Page 15.

SURVEYOR'S STATEMENT:

We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon.

BY:
Carl E. Turner Jr.
Surveyor No. 6702



SURVEY MONUMENTS:
Found (F) = ●, Set (S) = ○; IP=Iron Pipe (ID);
SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike;
PS=Pony Spike & PK=PK Nail. RBS=5/8" rebar
set with yellow cap inscribed TERRA SURVEY/
TURNER PS6702.



NOT AN AUTHORIZED DOCUMENT WITHOUT EM-
BOSSSED OVER BLUE INK SURVEYOR'S SEAL
FIELD SURVEY BY: DRAWN BY: TERRA FILE NO:
CT/GRS1/802A/C. Turner 25.10.GAH.10114

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