

DO NOT DETACH



Instrument Number: 201811150155526
Recorded Date: 11/15/2018 11:24:50 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
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Transaction Number: T20180071229
Document Type: DEED
Document Page Count: 5

Submitted By (Walk-In):
LOCKE MCKENZIE ATTY

Walk-In

First Grantor:
STONEY MEMORIAL LTD

First Grantee:
COLUMBUS CITY OF

Fees:	
Document Recording Fee:	\$28.00
Additional Pages Fee:	\$24.00
Total Fees:	\$52.00
Amount Paid:	\$52.00
Amount Due:	\$0.00

Instrument Number: 201811150155526
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OFFICIAL RECORDING COVER PAGE

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TRANSFERRED

NOV 14 2018

**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**

90011329

CONVEYANCE TAX EXEMPT
A
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

GENERAL WARRANTY DEED

(O.R.C.§5302.05)

KNOW ALL MEN BY THESE PRESENTS that **STONEY MEMORIAL, LTD**, an Ohio limited liability company, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration, given by the **CITY OF COLUMBUS, OHIO**, a municipal corporation, in the name of and for the use of the **CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**, a municipal corporation, "Grantee", the receipt of which is hereby acknowledged, whose tax mailing address is 200 S. Hamilton Road, Gahanna, OH 43230, does subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C.§5302.06), to the Grantee, its successors and assigns forever, the following described real property:

PARCEL NO. 26WDV

**ALL RIGHT, TITLE, INTEREST, AND ESTATE IN
FEE SIMPLE WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 025-011224, 025-011229

Prior Instrument Reference: Instrument Number: 201603040026066, 201512170176312,
Recorder's Office, Franklin County, Ohio.

The property conveyed herein to Grantee is being acquired for the purpose of constructing roadway/highway/etc. improvements as part of the Hamilton Road Phase "A" project.

Grantor(s) hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

Grantor(s) may have the right under Section 163.211 of the Ohio Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase.

The Grantor, by its duly authorized member, has caused this instrument to be executed and subscribed this 16 day of Aug 2018.

STONEY MEMORIAL, LTD
an Ohio limited liability company

By: [Signature]

Print Name: Susan Prescott

Title: pres

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 16 day of August 2018, I affixed my seal evidencing the foregoing instrument was acknowledged before me by Susan Prescott, _____, on behalf of Stoney Memorial, LTD, an Ohio limited liability company.



QUINCEY MARIE SIMS
Notary Public, State of Ohio
My Comm. Expires 01-31-2022
Recorded in the County of Licking

[Signature]
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: David E. Peterson (7-18-18)
Real Estate Attorney
Real Estate Division
For: Division of Design and Construction
Re: Hamilton Road Phase A
Neg. TAD 26-WDV

EXHIBIT A

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Ver. Date 09/19/17

PID 99852

**PARCEL 26-WDV
HAMILTON ROAD
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Quarter Township 2, Township 1, Range 16 of the United States Military Lands and being 0.273 acres within a 2.331 acre parcel conveyed to Stoney Memorial, LTD, as described in Instrument Numbers 201512170176312 and 201603040026066 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project Hamilton Road, made by the Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing for reference at Franklin County Geodetic Survey (FCGS) monument #6616 found in the centerline of right-of-way intersection of Morse Road and Hamilton Road, being at station 236+73.91 and being North 86°34'28" West a distance of 3086.91 feet, along the centerline of right-of-way of Morse Road, from Franklin County Geodetic Survey (FCGS) monument #5571 found;

Thence from the said FCGS #6616 and along the said centerline of right-of-way of Morse Road, South 86°34'28" East a distance of 1665.14 feet to a Mag Nail set at the northwesterly corner of the said Stoney Memorial, LTD tract, the southeasterly corner of a tract conveyed to the City of Gahanna in Instrument Number 200011070226324, and being at centerline Station 253+39.05 and being the True Point of Beginning;

Thence along the said centerline of right-of-way of Morse Road, South 86°34'28" East a distance of 238.13 feet to a Mag Nail set at the northwesterly corner of a tract conveyed to the

EXHIBIT A

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City of Gahanna in Instrument Number 200010270217804 and being at centerline Station 255+77.18;

Thence along the easterly property line of the said tract, South 3°40'51" West a distance of 50.00 feet to an iron pin set at the northwesterly corner of a tract conveyed to Village at Sterling Pines Condominium by Instrument Number 200111160265721 and being 50.00 right of Station 255+76.96 ;

Thence across the said Stoney Memorial, LTD tract, North 86°34'28" West a distance of 238.09 feet to an iron pin set at the northeasterly corner of a tract to Village at Sterling Pines Condominium by Instrument Number 200111160265721 and being 50.00 feet right of Station 253+38.88;

Thence along the westerly line of the said Stoney Memorial, LTD tract, North 3°37'35" East a distance of 50.00 feet to the True Point of Beginning, containing 0.273 acres, more or less.

The above described parcel contains 0.273 acres, more or less, including the present road occupies which is 0.164 acres, for a net take of 0.109 acres. The total take is 0.1365 acres from Auditor's Permanent Parcel No. 025-011229 (0.0545 acres net take) and 0.1365 acres from 025-011224 (0.0545 acres net take).

All iron pins set are 5/8 inch rebar (30 inches long) with a yellow plastic cap stamped "R/W Dynotec, Inc." and are to be set after construction.

This description was prepared and reviewed on March 24, 2016 by Robert A. Bosworth, Registered Surveyor #7750.

Grantor claims title by Instrument Numbers 201512170176312 and 201603040026066 in the Franklin County Recorder's Office.

This description is based upon a field survey performed by Dynotec, Inc. in January, 2015.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (96 CORS) established by Dynotec, Inc. using GPS procedures and equipment which sets the centerline of Morse Road as South 86°34'28" East.

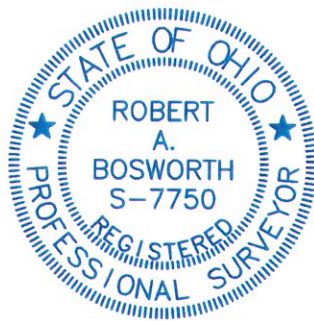
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The stations referred to herein are from the centerline of right-of-way of Morse Road as found on O.D.O.T. right of way plan "Hamilton Road" on file with the Ohio Department of Transportation, District 6, City of Delaware, Delaware County, State of Ohio.



Robert A. Bosworth

Robert A. Bosworth, PS, PE
Reg. Surveyor No. 7750

9-19-17

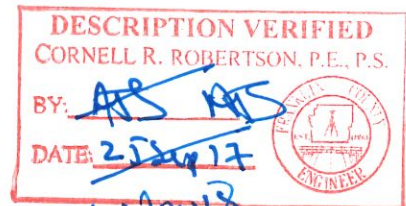
Date

*0-37- A
Split*

Split

*0.1365 acre
out of
(025)
11229
r*

*0.1365 acre
out of
(025)
11224*



14 Nov 18