

PREPARED BY:

Phillip Helbig, Jeff French
6607 Clark State Rd
Blacklick, OH 43004

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Phillip Helbig, Jeff French
6607 Clark State Rd
Blacklick, OH 43004

MAIL TAX STATEMENTS TO:

Phillip T. Helbig & Jeffrey A. French
6607 Clark State Rd
Blacklick, OH 43004

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL/LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL/LIMITED WARRANTY DEED, made and entered into on the ____ day of _____, 20____, between Phillip Helbig, Jeff French, a married person, whose address is 6607 Clark State Rd, Blacklick, Ohio 43004("Grantor"), and City of Gahanna, Ohio, a single person, whose address is 200 S. Hamilton Rd, Gahanna, Ohio 43230 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, Conveys, and specially warrants to Grantee, the property located in Franklin County, Ohio, described as:

See Attached

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title against Grantor's acts and none other unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 170-000647

IN WITNESS WHEREOF the Grantor has executed this deed on the ____ day of _____, 20____.

Date

Phillip Helbig, Jeff French, Grantor

State of _____

County of _____

Before me, a Notary Public in and for said county, personally appeared the above-named Grantor, _____, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunder to affixed my name and official seal this ____ day of _____, 20____.

Notary Public

My Commission expires: _____

IN WITNESS WHEREOF the Grantee has executed this deed on the ____ day of _____, 20____.

Date

City of Gahanna, Ohio, Grantee

State of _____

County of _____

Before me, a Notary Public in and for said county, personally appeared the above-named Grantor, _____, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunder to affixed my name and official seal this ____ day of _____, 20____.

Notary Public

My Commission expires: _____

CLARK STATE ROAD RIGHT-OF-WAY

Situated in the State of Ohio, County of Franklin, Jefferson Township, located in part of Quarter Township 2, Township 1, Range 16, United States Military District, being a strip of land forty (40) feet in width off of the northerly end of that 1.862 acre tract of land described in the deed to Phillip T. Helbig & Jeffrey A. French, recorded in Instrument No. 201510220149736 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), said forty (40) foot strip being more particularly described as follow:

Beginning at Franklin County Geodetic Survey monument 1826, located in the centerline of Clark State Road, being at the northeasterly corner of said 1.862 acre tract, and being at the northeasterly corner of that 1.857 acre tract of land being described in the deed to Sherman S. Watkins, recorded in Instrument No. 200104170080661;

thence southerly along the easterly line of said 1.862 acre tract, being the westerly line of said 1.857 acre tract, South $3^{\circ}58'34''$ West, (passing the current southerly right-of-way line of said Road at 30.00 feet) a distance of 40.00 feet to a $\frac{5}{8}$ " rebar set;

thence westerly across said 1.862 acre tract, being a line 40.00 feet southerly of, as measured perpendicular to and parallel with, the centerline of said Road, North $86^{\circ}50'14''$ West, 194.36 feet to a $\frac{5}{8}$ " rebar set in the westerly line of said 1.862 acre tract, being an easterly line of that 2.138 acre tract of land described in the deeds to Eva J. Muller, recorded in Instrument Nos. 200006200121308 and 200406210141806;

thence northerly along the westerly line of said 1.862 acre tract, being an easterly line of said 2.138 acre tract, North $3^{\circ}58'50''$ East, (passing the current southerly right-of-way line of said Road at 10.00 feet) a distance of 40.00 feet to a mag nail set in the centerline of said Road at the northwesterly corner of said 1.862 acre tract, being a northeasterly corner of said 2.138 acre tract, said corner being located on a Grid Bearing of South $86^{\circ}50'14''$ East, 286.91 feet along said centerline from Franklin County Geodetic Control monument 1823;

thence easterly along said centerline of Clark State Road, being the northerly line of said 1.862 acre tract, South $86^{\circ}50'14''$ East, 194.35 feet returning to the 'Point of Beginning,' containing 0.1785 of an acre of land (of which 0.1339 of an acre lies within the current right-of-way easement), more or less, as surveyed and described in December of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

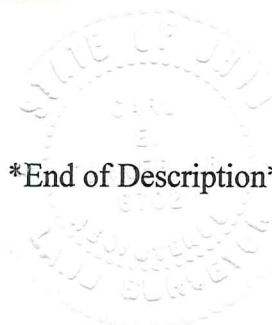
Subject, however, to all rights-of-way of previous record.

Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S $86^{\circ}50'14''$ E) as determined by GNSS observations. Rebar called for as set are $\frac{5}{8}$ " O.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed TERRA SURVEY/TURNER PS6702.

Terra Surveying Services, LLC



Carl E. Turner, Jr.
Registered Surveyor No. 6702
21 December 2015



End of Description

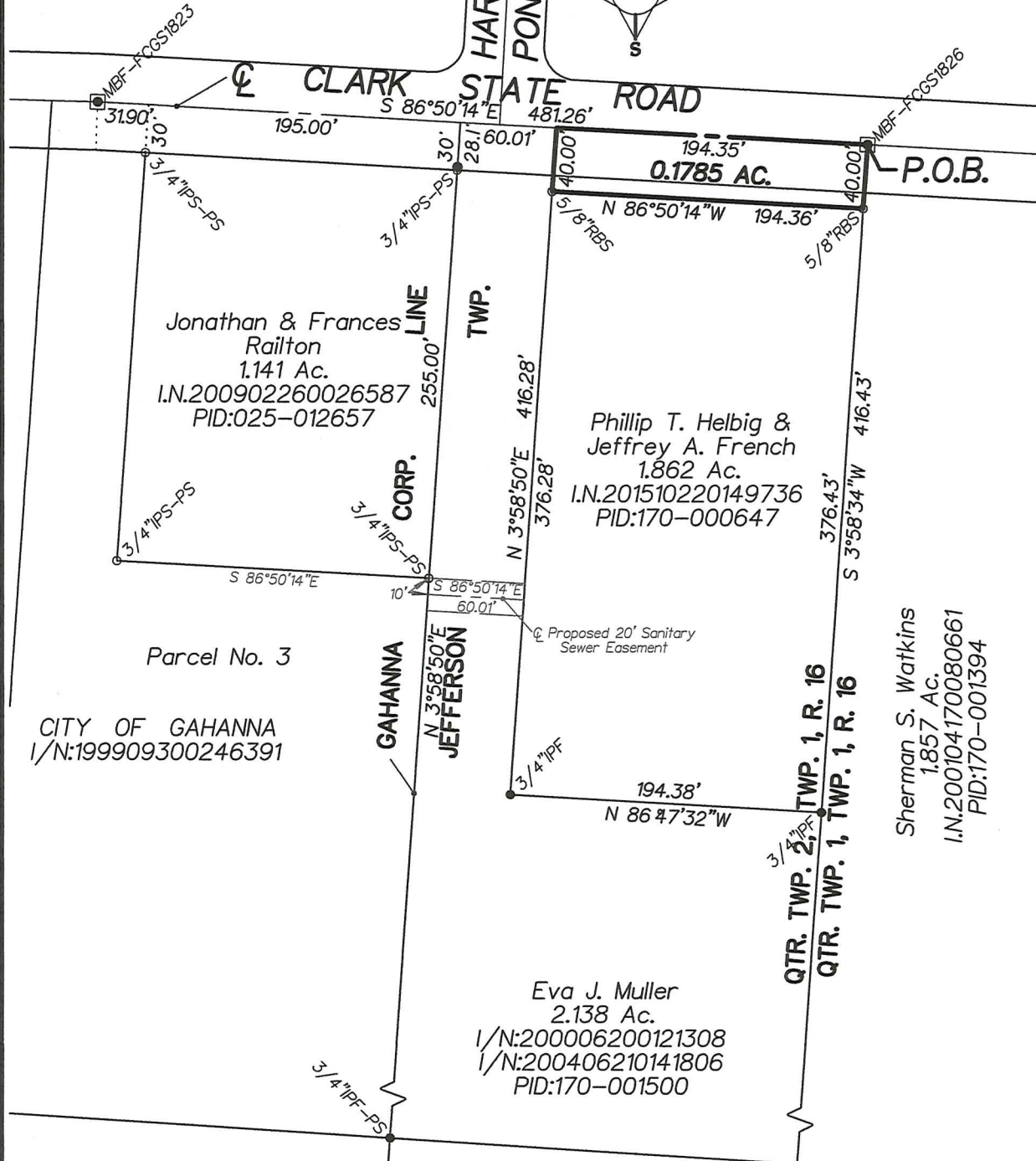
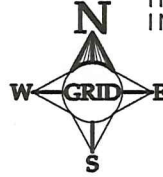
SURVEY OF RIGHT-OF-WAY CONVEYANCE
 LOCATED IN PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY DISTRICT
 JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
 MARK LUDWIG

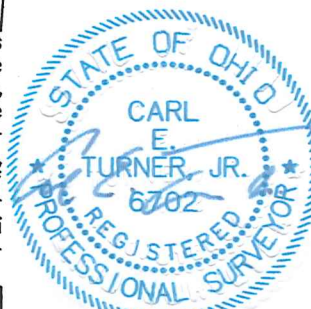
21 DECEMBER 2015

INSTRUMENT NO. 199909300246391
 INSTRUMENT NO. 200006200121308
 INSTRUMENT NO. 200406210141806
 INSTRUMENT NO. 200902260026587
 INSTRUMENT NO. 201510220149736

BASIS OF BEARINGS: Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations.



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. Any zoning, setback or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



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

100 80 60 40 20 0 100
 GRAPHIC SCALE: 1"=100'

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL