

WARRANTY DEED

Instr. 200312230402360
Pages: 2 F: \$28.00 12/23/2003
Robert G. Montgomery 4:36PM
Franklin County Recorder T20030148679
BXGAHANNA

KNOW ALL MEN BY THESE PRESENTS, That Peace Lutheran Church of Gahanna, Ohio, an Ohio not-for-profit corporation, of the County of Franklin, State of Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to

CITY OF GAHANNA

whose tax mailing address is: 200 S. Hamilton Road, Gahanna, Ohio 43230

Situated in the County of Franklin, the State of Ohio and the City of Gahanna, and bounded and described as follows:

More particularly described on Attached Exhibit "A"

Tax district and parcel number: a portion of 025-003975
Street address of property: 455 Clark State Rd., Gahanna, Ohio 43230
Prior instrument reference: Deed Book 3164 page 517 of the Records of Franklin County, Ohio.

IN WITNESS WHEREOF, The said Peace Lutheran Church of Gahanna, Ohio, by Karen Crogna, its President of the Congregation in accordance with the constitution and by laws of Peace Lutheran church of Gahanna, Ohio in pursuance of a vote of the congregation on the 28th day of September, 2003, has hereunto caused these presents to be subscribed by its Congregation President this 19 day of November, 2003.

Peace Lutheran Church of Gahanna, Ohio

by: Karen Crogna
Karen Crogna, President of the Congregation

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 19 day of November, 2003, before me the subscriber, a notary public in and for said county and state, personally came, Peace Lutheran Church of Gahanna, Ohio, by Karen Crogna, its Congregation President, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her and its voluntary act and deed.

APPROVED by Zoning Administrator,
City of Gahanna, Ohio No Plat
Required.

Isobel L. Sherwood
Isobel L. Sherwood, MPA
This instrument prepared by:
Clerk of Council

Julia A. Faist, Attorney at Law,
142 Granville Street, Gahanna, Ohio 43230

TRANSFERRED

DEC 23 2003

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

916835

CONVEYANCE TAX
EXEMPT
A SBC
JOSEPH W. TESTA
FRANKLIN COUNTY AUDIT

EXHIBIT A



SITE ENGINEERING, INC.

6559 East Livingston Avenue Reynoldsburg, Ohio 43068

Phone: (614) 759-9900

Fax: (614) 759-9902

SEI FILE NO. 2883

PEACE LUTHERAN CHURCH

PROPERTY DESCRIPTION

(Trade from Peace Lutheran Church to City of Gahanna)
November 9, 2001

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Section 2, Township 1, Range 16, United States Military Lands and being 0.332 acres of land all out of that 7.332 acre tract described in a deed to Peace Lutheran Church of Gahanna, Ohio of record in Deed Book 3164, Page 517 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at F.C.G.S. Monument Box #5019 at the centerline intersection of Hamilton Road, Havens Corners Road and Granville Street, being the southwest corner of said Section 2;

Thence North 03° 48' 03" East 1220.64 feet, along the centerline of Hamilton Road, to a railroad spike found at an angle point in said centerline;

Thence North 03° 44' 00" East 300.65 feet, along said centerline and the westerly line of that 6.99 acre tract described in a deed to the City of Gahanna of record in Instrument # 199802270044076;

Thence South 86° 05' 16" East 530.65 feet, along the southerly line of said 7.332 acre tract, passing a 5/8" rebar set at 49.00 feet on the easterly right-of-way line of Hamilton Road, to the True Point of Beginning;

Thence North 86° 49' 36" East 486.39 feet, crossing said 7.332 acre tract with a new division line, to a 5/8" rebar set on the easterly line of said 7.332 acre tract;

Thence South 04° 23' 29" West 60.00 feet, along said easterly line, and a westerly line of that 8.253 acre tract described in a deed to Elaine M. Altmaier of record in O.R.V. 9285C12, to a 5/8" rebar set at the northeast corner of said 6.99 acre tract and the southeast corner of said 7.332 acre tract;

Thence North 86° 05' 16" West 482.18 feet, along the southerly line of said 7.332 acre tract and the northerly line of said 6.99 acre tract, to the Point of Beginning, containing 0.332 acres of land, more or less, subject to any easements, restrictions or right-of-ways of record.

Note: Bearings are used for the determination of angles only. For the purpose of this description, a bearing of North 03° 44' 00" East was used on the centerline of Hamilton Road, south of Clark State Road, as shown on a survey by the Franklin County Engineer. The 5/8" rebars set are 30" long with yellow plastic caps stamped "SITE ENG INC."

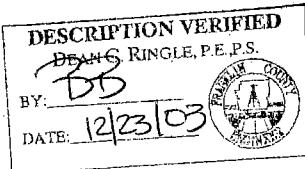
The above description was prepared from an actual field survey during November, 2001 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, P.S.
Mark A. Hazel
Professional Surveyor #7039



037G
SPLIT
.332Ac
FROM
(025)
2975



WARRANTY DEED

3
Instr:200312230402359 12/23/2003
Pages:3 F:\$36.00 4:35PM
Robert G. Montgomery T20030148679
Franklin County Recorder BXGAHANNA

KNOW ALL MEN BY THESE PRESENTS, That
City of Gahanna, an Ohio Municipal Corporation, of the County of Franklin, State of Ohio, for
valuable consideration paid, grant(s), with general warranty covenants, to

PEACE LUTHERAN CHURCH OF GAHANNA, OHIO

Whose tax mailing address is:

Situated in the County of Franklin, the State of Ohio and the City of Gahanna, and bounded and
described as follows:

More particularly described on Attached Exhibit "A"

And reserving unto itself an easement for ingress and egress over the entire parcel to Grantor's
8.19 acre parcel located directly south and adjacent to said described parcel.

Tax district and parcel number: 025-003976

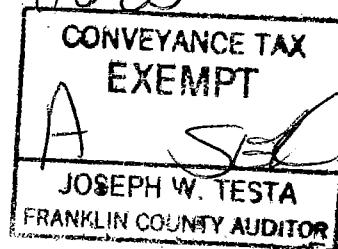
Prior instrument reference: 199802270044076 of the Records of Franklin County, Ohio.

IN WITNESS WHEREOF, The said City of Gahanna, by Rebecca W. Stinchcomb, its Mayor,
thereunto duly authorized by the Charter of the City of Gahanna, has hereunto caused these
presents to be subscribed this 26th day of November, 2003.

9/16/03
TRANSFERRED

DEC 23 2003

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



City of Gahanna

By: *Rebecca W. Stinchcomb*
Rebecca W. Stinchcomb, Mayor

By: _____

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 26th day of November, 2003, before me
the subscriber, a notary public in and for said county and state, personally came, City of Gahanna
by Rebecca W. Stinchcomb, its Mayor, the Grantor in the foregoing deed, and acknowledged the
signing thereof to be her voluntary act and deed.

APPROVED by Zoning Administrator
City of Gahanna, Ohio; No Plat
Required.

Isobel L. Sherwood
Isobel L. Sherwood, instrument prepared by:
Clerk of Council



Sharon M. Scholl
Notary Public
SHARON M. SCHOLL
Notary Public, State of Ohio
My Commission Expires 06-04-06

Julia A. Faist, Attorney at Law,
142 Granville Street, Gahanna, Ohio 43230

EXHIBIT B

S E I
SITE ENGINEERING, INC.
6559 East Livingston Avenue Reynoldsburg, Ohio 43068

Phone: (614) 759-9900

Fax: (614) 759-9902

SEI FILE NO. 2883
PEACE LUTHERAN CHURCH

PROPERTY DESCRIPTION

(Trade from City of Gahanna to Peace Lutheran Church)

November 9, 2001

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Section 2, Township 1, Range 16, United States Military Lands and being 0.398 acres of land all out of that 6.99 acre tract described in a deed to the City of Gahanna of record in Instrument 199802270044076 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at F.C.G.S. Monument Box #5019 at the centerline intersection of Hamilton Road, Havens Corners Road and Granville Street, being the southwest corner of said Section 2;

Thence North 03° 48' 03" East 1220.64 feet, along the centerline of Hamilton Road, to a railroad spike found at an angle point in said centerline;

Thence North 03° 44' 00" East 240.65 feet, along said centerline and the westerly line of said 6.99 acre tract, to the True Point of Beginning;

Thence North 03° 44' 00" East 60.00 feet, along said centerline, to the northwesterly corner of said 6.99 acre tract and the southwesterly corner of that 7.332 acre tract described in a deed to Peace Lutheran Church of Gahanna of record in Deed Book 3164, Page 517;

Thence South 86° 05' 16" East 530.65 feet, along the northerly line of said 6.99 acre tract and southerly line of said 7.332 acre tract, passing a 5/8" rebar set at 49.00 feet on the easterly right-of-way line of Hamilton Road, to a 5/8" rebar set;

Thence South 86° 49' 36" West 485.17 feet, crossing said 6.99 acre tract with a new division line, to a 5/8" rebar set on the easterly right-of-way line of Hamilton Road;

Thence North 86° 16' 00" West 49.00 feet to the Point of Beginning on the centerline of Hamilton Road, containing 0.398 acres of land, more or less, (of which 0.067 acres is in the right-of-way of Hamilton Road) and subject to any easements, restriction or right-of-ways or record.

Note: Bearings are used for the determination of angles only. For the purpose of this description, a bearing of North 03° 44' 00" East was used on the centerline of Hamilton Road, south of Clark State Road, as shown on a survey by the Franklin County Engineer. The 5/8" rebars set are 30" long with yellow plastic caps stamped "SITE ENG INC."

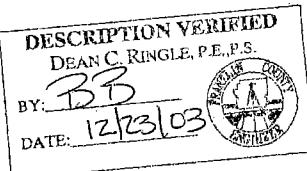
The above description was prepared from an actual field survey during November, 2001 by Site Engineering, Inc.

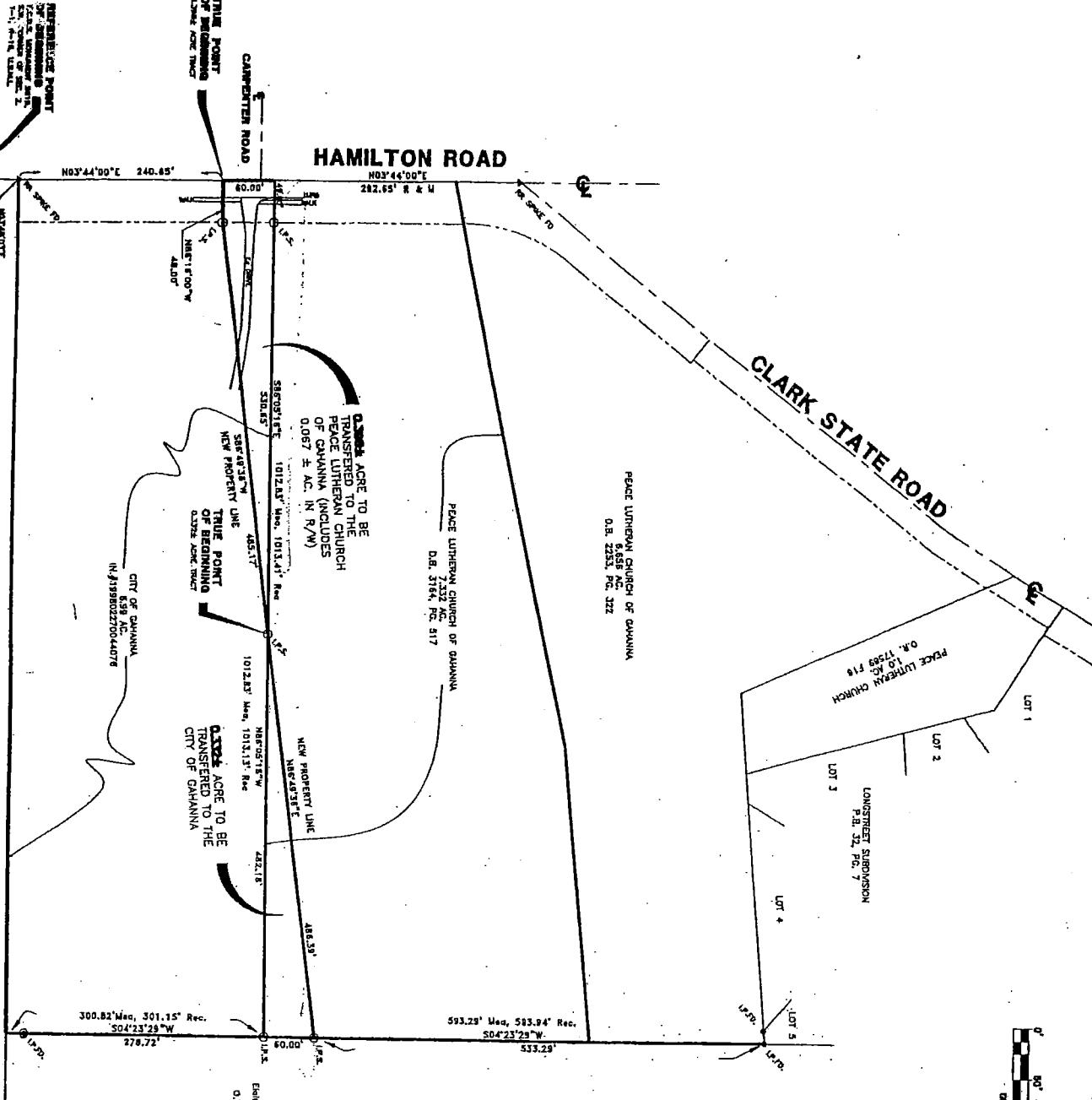
SITE ENGINEERING, INC.

By *Mark A. Hazel, p.s.*
Mark A. Hazel
Professional Surveyor #7039



037G
SPLIT
398Ac
From
(025)
397L

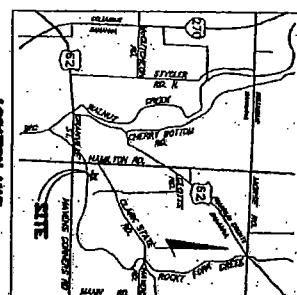




SITUATED IN THE STATE OF OHIO, COUNTY OF
FRANKLIN, CITY OF GAHANNA, LOCATED IN SECTION 2,
TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY
LANDS.

NOTES

- 1) The surveyor was informed that much of the subject of title may be subject to any state of facts that may be revealed by examination of title.
- 2) The bearings shown are for the determination of angles. For the purposes of this survey a bearing of N 00' 00" E was used on the east side of Hamilton Road south of Clark State Road as shown on a survey by the Franklin County Engineer.
- 3) The two plots set (Plots 1 & 2) are 50' wider at the rear with wider plots being surveyed.



We do hereby certify that an actual field survey was made of the premises shown on this plot, during November, 2001, that this plot is a correct representation of them and no encroachments, either way, across any boundary line of the premises except as shown herein.

Signed at 11:30 A.M. on the 15th day of Nov. 2001.

By Mark G. Hays
Professional Surveyor No. 00971



REC'D. REC'D.

DATE REC'D.

DATE REC'D.

SCALE 1"

DRAWN BY

CHEKED BY

RECEIVED BY

SEPT.

PEACE LUTHERAN CHURCH
GAHANNA, OHIO
LOT SPLIT SURVEY

SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
1144 E. HAMILTON AVE.
PENTWICH, OHIO 43203
PHONE: (614) 778-8202
FAX: (614) 778-8202