

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT: the City of Gahanna

the Grantor(s) herein, in consideration of the sum of \$ 1.00, to be paid by  
City of Gahanna

the Grantee, herein, does hereby grant, bargain, sell, convey and release, with general warranty covenants,  
to said Grantee, its successors and assigns forever, all right, title, and interest in fee simple in the following described  
real estate:

**PARCEL(S): 42WD  
FRA-C. R. 103, HAMILTON ROAD**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF**

Prior Instrument Reference: **200004170074374**

**Franklin County Recorder's Office.**

And the said Grantor(s), for its self and its successors and  
assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the  
true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good  
right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same  
are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and  
covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d)  
any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same  
against all claims of all persons whomsoever.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right of ingress and egress to  
and from any residual areas.

**EXHIBIT A**

**EXHIBIT A**

IN WITNESS WHEREOF the City of Gahanna  
has caused its name to be subscribed by  
its duly authorized agent, on  
Signed and acknowledged in the presence of:

\_\_\_\_\_  
City of Gahanna

By:

\_\_\_\_\_  
(print name of agent)

STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the \_\_\_\_\_ day of \_\_\_\_\_,  
before me the subscriber, a Notary Public in and for said state and county, personally came the above named  
, who acknowledged being the duly authorized agent of  
City of Gahanna who signed or acknowledged  
the signing of the foregoing instrument to be the voluntary act and deed of said entity.

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

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**Description of 0.235 acres  
Parcel 42 WD  
Parcel # 025-011480**

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being part of Quarter Township 2, Township 1N, Range 16W, U.S. Military Lands, and being part of a 1.100 acre tract owned by the **The City of Gahanna** and recorded as Instrument 200004170074374 in the Deed Records of Franklin County, Ohio and more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of construction for Hamilton Road and being located within the following described points in the boundary thereof:

Commencing at a railroad spike (found) at the intersection of Hamilton Road and Johnstown Road, centerline Station 99+98.93 (Hamilton Road) & Station 20+00.00 (Johnstown Road);

Thence N 03°32'42" E, a distance of 3505.71 feet along the centerline of Hamilton Road to a point, being centerline Station 135+04.64 (Hamilton Road), the grantor's southwesterly property corner, and **the Place of Beginning**;

Thence N 03°32'42" E, a distance of 181.50 feet along the grantor's westerly property line and the centerline of Hamilton Road to a point at centerline Station 136+86.14 (Hamilton Road);

Thence S 85°27'18" E, a distance of 50.01 feet along the grantor's northerly property line and the southerly property line of a 1.100 acre parcel conveyed to Robert L. Roshon and Megan A. Roshon by Instrument 199802240040308 to an iron pin and cap set in the proposed easterly right of way line for Hamilton Road, being 50.00 feet right of centerline Station 136+85.25 (Hamilton Road);

Thence S 03°32'42" W, a distance of 120.25 feet along the proposed easterly right of way line for Hamilton Road to an iron pin and cap set at an angle point, being 50.00 feet right of centerline Station 135+65.00 (Hamilton Road);

Thence S 72°25'08" E, a distance of 20.62 feet along the proposed easterly right of way line for Hamilton Road to an iron pin and cap set at an angle point, being 70.00 feet right of centerline Station 135+60.00 (Hamilton Road);

Thence S 03°32'42" W, a distance of 56.58 feet along the proposed easterly right of way line for Hamilton Road to an iron pin and cap set on the grantor's southerly property line and the northerly property line of a 1.556 acre parcel conveyed to Donald R. Bentley Jr. and Mary C. Bentley by Official Record 07941E19, being 70.00 feet right of centerline Station 135+03.42 (Hamilton Road);

Thence N 85°27'18" W, a distance of 70.01 feet along the grantor's southerly property line and the northerly property line of the said Bentley parcel to **the Place of Beginning**, containing 0.235 acres more or less, inclusive of present road occupancy of 0.104 acres more or less.

The Net Take to be extracted from the grantor's parcel #025-011480 will be 0.131 acres more or less.

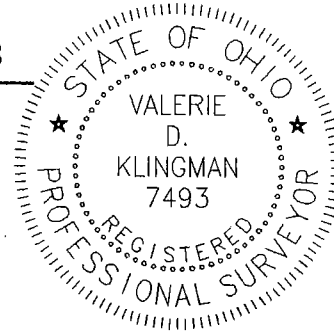
The bearings are derived from a field traverse performed by the Franklin County Engineer's Office originating on survey control Frank 69 and Frank 69 azimuth as established by the Franklin County Engineer in 1987 and are based upon the Ohio State Plane Coordinate System, (South Zone), NAD 83.

Monuments referred to as iron pin and cap set are  $\frac{3}{4}$  inch diameter x 30 inch long iron pins with a 1- $\frac{1}{2}$  inch diameter cap marked "S5669".

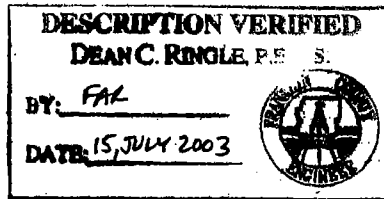
Description was prepared by Valerie D. Klingman, Registered Surveyor No. 7493 based on a survey made in May of 1999 by Compton Surveying for the Hamilton Road improvement project.

  
Surveyor's Signature

7-15-03  
Date



0-037-A  
SPUT  
0.235 ACRES  
OUT OF  
(025)  
11480



**TEMPORARY RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT: the City of Gahanna

the Grantor(s) herein, in consideration of the sum of \$ 1.00 , to be paid by

the City of Gahanna

the Grantee, herein, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, a temporary easement to exclusively occupy and use for the purposes of grading on the following described real estate:

**PARCEL(S): 42T**

**FRA-C. R. 103, HAMILTON RD.**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF**

Prior Instrument Reference: **200004170074374**

**Franklin County Recorder's Office.**

To have and to hold said temporary easement, for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns forever.

The duration of the temporary easement herein granted to the Grantee is twelve months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

**EXHIBIT A**

IN WITNESS WHEREOF the City of Gahanna  
has caused its name to be subscribed by  
its duly authorized agent, on  
Signed and acknowledged in the presence of:

\_\_\_\_\_  
City of Gahanna

By:

\_\_\_\_\_  
(print name of agent)

STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the \_\_\_\_\_ day of \_\_\_\_\_,  
before me the subscriber, a Notary Public in and for said state and county, personally came the above named  
, who acknowledged being the duly authorized agent of  
City of Gahanna who signed or acknowledged  
the signing of the foregoing instrument to be the voluntary act and deed of said entity.

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

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**Parcel 42 T**  
**FRANKLIN COUNTY, OHIO – HAMILTON ROAD IMPROVEMENTS**  
**DESCRIPTION OF TEMPORARY RIGHT-OF-WAY FOR HAMILTON ROAD**  
**THE CITY OF GAHANNA**

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being part of Quarter Township 2, Township 1N, Range 16W, U.S. Military Lands, and being part of a 1.100 acre tract owned by **The City of Gahanna** and recorded as Instrument 200004170074374 in the Deed Records of Franklin County, Ohio and more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of construction for Hamilton Road and being located within the following described points in the boundary thereof:

Beginning at the intersection of the proposed easterly right of way for Hamilton Road, the grantor's northerly property line and the southerly property line of a 1.100 acre parcel conveyed to Robert L. Roshon and Megan A. Roshon by Instrument 199802240040308, being 50.00 feet right of centerline Station 136+85.25 (Hamilton Road);

Thence easterly along the grantor's northerly property line and the said Roshon southerly property line to a point in the proposed temporary easement line, being 65.00 feet right of centerline Station 136+85.04 (Hamilton Road);

Thence southerly along the temporary easement line to an angle point in the proposed easterly right of way line for Hamilton Road, being 65.00 feet right of centerline Station 135+61.58 (Hamilton Road);

Thence westerly along the proposed easterly right of way line for Hamilton Road to an angle point, being 50.00 feet right of centerline Station 135+65.00 (Hamilton Road);

Thence northerly along the proposed easterly right of way line for Hamilton Road to **the Place of Beginning**, containing 0.042 acres more or less.

The bearings are derived from a field traverse performed by the Franklin County Engineer's Office originating on survey control Frank 69 and Frank 69 azimuth as established by the Franklin County Engineer in 1987 and are based upon the Ohio State Plane Coordinate System, (South Zone), NAD 83.

Description was prepared in the office of Moody/Nolan Ltd., Inc. by Valerie D. Klingman, Registered Surveyor No. 7493 based on a survey made in May of 1999 by Compton Surveying for the Hamilton Road improvement project.

  
Surveyor's Signature

7-15-03  
Date

