

DO NOT DETACH

 <p>Instrument Number: 201711200164448 Recorded Date: 11/20/2017 3:37:05 PM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Box): WORTH BOX</p> <p>Box</p>										
<p>Transaction Number: T20170076255 Document Type: DEED Document Page Count: 4</p>											
<p>Submitted By (Walk-In): COLUMBUS TITLE AGENCY</p> <p>Walk-In</p>											
<p>First Grantor: VETERANS OF FOREIGN WARS POST NO 4719 GAHANNA OHIO</p>	<p>First Grantee: GAHANNA CITY OF</p>										
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$28.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$16.00</td></tr><tr><td>Total Fees:</td><td>\$44.00</td></tr><tr><td>Amount Paid:</td><td>\$44.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$28.00	Additional Pages Fee:	\$16.00	Total Fees:	\$44.00	Amount Paid:	\$44.00	Amount Due:	\$0.00	<p>Instrument Number: 201711200164448 Recorded Date: 11/20/2017 3:37:05 PM</p> 
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OFFICIAL RECORDING COVER PAGE

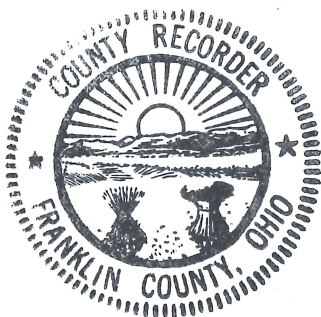
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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



TRANSFERRED

NOV 20 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

90012493

CONVEYANCE TAX
EXEMPT

A

CMF

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That

Veterans of Foreign Wars Post # 4719 Gahanna, Ohio, an Ohio Non-Profit Corporation,
of Franklin County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

City of Gahanna, an Ohio Municipal Corporation

whose tax-mailing address is: 200 South Hamilton Road, Gahanna, OH 43230

The following REAL PROPERTY:

See EXHIBIT "A" Attached Hereto

Parcel No: 025-000942-00, 025-000951-00, 025-000952-00, and 025-000958-00**Property Address: 75 West Johnstown Road, Gahanna, Ohio 43230**

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: **Deed Book 1591, Page 503, Deed Book 1591, Page 507, and Deed Book 2348, Page 57**



Executed this 17 day of November, 2017.

**Veterans of Foreign Wars Post
4719 Gahanna, Ohio**

By: 
Ernest Massie, Commander

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, That on this 17 day of November, 2017, before me, a Notary Public, in and for said county and state, personally appeared, Ernest Massie, Commander of Veterans of Foreign Wars Post # 4719 Gahanna, Ohio who represented to me to be said person and who signed the foregoing instrument and acknowledged the same as his voluntary act and deed.


Notary Public



RANDALL E. WORTH, ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 B.C.

This instrument was prepared by:
Randall E. Worth, Attorney at Law
7500 Slate Ridge Blvd., Reynoldsburg, Ohio 43068





EXHIBIT "A"**TRACT 1**

Situated in the County of Franklin, in the State of Ohio, and in the Township of Mifflin (now the City of Gahanna) and bounded and described as follows:

Being in Quarter Township 4, Township 1, Range 17, U.S.M. (United States Military) Lands and bounded and described as follows: Being Lot 1 and Reserves A, and B of "Westergaard Park Addition," as the same of record in Plat Book 22, Page 5, Recorder's Office, Franklin County, Ohio.

TRACT 2

County of Franklin, State of Ohio, Township of Mifflin (now City of Gahanna), being in quarter Tp. 4, Tp. 1, Range 17, U.S.M. Lands and bounded and described as follows:

Beginning at an iron pipe at the south east corner of Reserve "B" of Westergard Park Addition as the same is of record in Plat Book 22, Page 5, Recorder's Office, Franklin County, Ohio;

thence along the south line of Reserve "B", produced south 85° 53' east (passing an iron pipe near the west creek bank at 421.66 feet) 491.66 feet to a point in the center line of Big Walnut Creek;

thence along the center line of said creek, north 31° 27' west 562.91 feet to a point;

thence along the north line of the Conrad tract, north 85° 49' west (passing an iron pipe at 88 feet) 180 feet to a corner of Lot 1 of Westergard Park Addition;

thence along the east line of Lot 1, Reserve "A" and Reserve "B" of said Addition, south 2° 09' west 458.16 feet to the place of beginning, containing 3.530 acres, more or less.

"Less and Excepting" from the preceding Tracts 1 & 2 the following 2.896 acre tract as described in the deed to the City of Gahanna, recorded in Instrument No. 199712100164028, more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being 1.418 acres of Lot 1 of "Westergaard Park Addition," of record in Plat Book 22, Page 5, and 1.478 acres of the 3.530 acre tract, as described in the deed to Veterans of Foreign Wars Post No. 4719, recorded in Deed Volume 1591, Pages 503 & 507 (record references are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

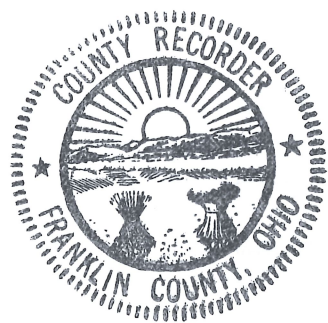
Beginning at the northeasterly corner of said Lot 1, being the southeasterly corner of that 1.152 acre tract of land described in the deed to the City of Gahanna, recorded in Official Record 15464, Page 1-04, and being in the center of Big Walnut Creek;

thence southeasterly with the center of said Big Walnut Creek, being the easterly line of said Lot 1 and said 3.530 acre tract, South 29°37'59" East, 1025.92 feet to the southeasterly corner of said 3.530 acre tract, being the northeasterly corner of those lands described in the deed to the Jefferson Local School District Recreational Council (a.k.a.: J.L.S.D.R.C.), recorded in Deed Book 2031, Page 236;

thence westerly along the southerly line of said 3.530 acre tract, being the northerly line of said lands of J.L.S.D.R.C., North 85°59'58" West, 169.39 feet to the intersection of said line with the westerly line of an existing twenty-five (25) foot Bikeway Easement;

thence northerly, easterly and northwesterly through said 3.530 acre tract and said Lot 1, being along the westerly line of said twenty-five (25) foot Bikeway Easement, the following eleven (11) courses and distances:

1. North 4°00'02" East, 7.00 feet;
2. North 77°01'42" East, along the arc of a curve to the left (Radius=81.00 feet & bears North 4°00'02" East, Delta=33°56'41"), a chord distance of 47.29 feet;
3. North 31°19'25" West, 82.03 feet to a point of curvature;
4. North 33°49'25" West, along the arc of a curve to the left (Radius=141.00 feet, Delta=5°00'00"), a chord distance of 12.30 feet to the point of tangency of said curve;
5. North 36°19'25" West, 290.03 feet to a point of curvature;
6. North 32°08'28" West, along the arc of a curve to the right (Radius=169.00 feet, Delta=8°21'53") a chord distance of 24.65 feet to the point of tangency of said curve;
7. North 27°57'32" West, 238.65 feet to a point of curvature;
8. North 36°24'46" West, along the arc of a curve to the left (Radius=141.00 feet, Delta=16°54'28") a chord distance of 41.46 feet to the point of tangency of said curve;
9. North 44°52'00" West, 146.96 feet to a point of curvature;
10. North 26°59'16" West, along the arc of a curve to the right (Radius=169.00 feet, Delta=35°45'27") a chord distance of 103.77 feet to the point of tangency of said line; And,
11. North 9°06'33" West, 23.17 feet to the southerly line of said 1.152 acre tract;



Description continued;

thence North 65°34'02" East, 154.30 feet, along the southerly line of said 1.152 acre tract, to the point of beginning, containing 2.896 acres of land, more or less, as described from records only, in January of 1997, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Bearings are referenced to that meridian used for the Bikeway Property Map (see FRA-GAHANNA BIKEWAY, Sheet 1 of 5).

Further "Less and Excepting" from Tracts 1 & 2 the following 1.677 acre tract of land described in the deed to the Veterans of Foreign Wars Post No. 4719, recorded in Instrument No. _____, described as follows:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 3.530 acre tract of land described in Deed Book 1591, Page 503, and being part of Lot 1 and Reserves A & B of "Westergaard Park Addition," of record in Plat Book 22, Page 5, and described in Deed Book 1591, Page 507, both deeds to the Veterans Of Foreign Wars Post No. 4719 (see also Deed Book 2348, Page 57), (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a 1/2" rebar found at the northeasterly corner of the right-of-ways of Parkland and Orchard Drives (both being 50 feet in width), as dedicated on the plat of "Bagshaw Heights," of record in Plat Book 17, Pages 161, being also a corner of said Lot 1;

thence crossing through said Lot 1, the following five (5) courses and distances:

1. North 37°02'15" East, 69.84 feet along the arc of a curve to the left (Radius=35.00 feet & Delta=114°19'47"), a chord distance of 58.82 feet to a rebar set;
2. North 20°07'40" West, 23.50 feet to a rebar set;
3. North 81°04'45" East, 102.00 feet to a rebar set;
4. North 19°45'00" West, 112.00 feet to a rebar set; And,
5. North 70°15'00" East, 74.93 feet to a rebar set in the westerly line of that 2.896 acre tract of land described in the deed to the City of Gahanna, recorded in Instrument No. 199712100164028;

thence southeasterly along said westerly line of said 2.896 acre tract, the following three (3) courses and distances:

1. South 44°40'59" East, 7.18 feet to a rebar set at a point of curvature in said line;
2. South 36°13'45" East, 41.61 feet along the arc of a curve to the right (Radius=141.00 feet & Delta=16°54'28"), a chord distance of 41.46 feet to a rebar set at a point of tangency of said line; And,
3. South 27°46'31" East, 238.65 feet to an existing fence post;

thence crossing southwesterly through aforesaid 3.530 acre tract and Reserves A & B, the following four (4) courses and distances:

1. South 55°09'45" West, 61.82 feet to a rebar set;
2. South 47°37'00" West, 153.00 feet to a rebar set;
3. North 41°23'30" West, 33.50 feet to a rebar set; And,
4. South 59°03'30" West, 154.00 feet to a rebar set in the easterly right-of-way line of said Parkland Drive;

thence northerly along said easterly line of Parkland Drive, North 4°09'00" East, 227.23 feet, returning to the 'Point of Beginning,' containing 1.677 acres of land (of which approximately 0.407 acre is out of PID:025-000958, 0.763 acre is out of PID:025-000942, 0.495 acre is out of PID:025-000951 & 0.012 acre is out of PID:025-000952), more or less, as surveyed and described in May of 2017, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

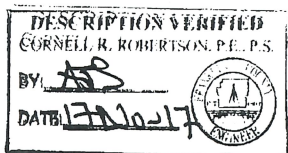
Subject, however, to all legal rights-of-way of previous record.

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone/NAD83-2011 Adj.), as determined by GNSS observations tied to the Ohio CORS VRS Network, with the easterly right-of-way line of Parkland Drive resolved to be North 4°09'00" East. Rebar called for as set are ?" O.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "TERRA SURVEY/TURNER PS6702.

Leaving a net area of approximately 4.900 Acres.

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 952

* End of Description *





This is to certify that the foregoing is a true
and correct copy of a Deed
on record in Recorders Office, Franklin
County, Ohio, Instrument # 201711200164448
In testimony whereof I have hereunto
subscribed my name and affixed my
official seal this 23RD day of
September 20 20
Danny O'Connor, Recorder
By Scott Dowman Deputy