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Franklin County Recorder

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OCT 03 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Wood Werks Supply, LLC, an Ohio limited liability company, Grantor, grants, with general warranty covenants, to the City of Gahanna, an Ohio municipal corporation, Grantee, whose tax mailing address is 200 S. Hamilton Road, Gahanna, Ohio 43230, the following real property:

As attached on Exhibit "A"

Situated in the State of Ohio, in the County of Franklin, City of Gahanna, being part of Lot 1 of "SHALETON" Subdivision, recorded in Plat Book 10, Pages 206 and 207, and being part of those lands described in the deed to the City of Gahanna, of record in Official Record Volume 2711-G09 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly bounded and described as follows:

Beginning at a mag nail set at the northeasterly corner of said Lot 1, being at the intersection of the southerly right-of-way line of Claycraft Road, with the westerly right-of-way line of Taylor Station Road;

Thence southerly along said westerly line of Taylor Station Road, being a line 30.00 feet northwesterly of, as measured perpendicular to and parallel with, the centerline of said Road, being also the easterly line of said Lot 1, South 28°01'00" West, 54.32 feet to a rebar set at a point of curvature;

Thence northwesterly through said Lot 1, being 69.89 feet along the arc of a curve to the left (Radius=35.00 feet & bears North 61°59'00" West, Delta=114°24'30"), a chord bearing and distance of North 29°11'15" West, 58.85 feet to a rebar set in said southerly right-of-way line of Claycraft Road;

Thence easterly along said line of Claycraft Road, being a line 30.00 feet northerly of, as measured perpendicular to and parallel with, the centerline of said Road, being also the northerly line of said Lot 1, South 86°23'30" East, 54.32 feet returning to the 'Point of Beginning,' containing 678 square feet of land, more or less.

Subject to conditions, restrictions, and easements, if any, contained in prior instruments of record.

Subject to taxes and assessment, if any, now a lien and hereafter due and payable.

Prior Instrument Reference: Deed Book 3715, Page 769 of the Records of the Office of the Recorder, Franklin County, Ohio. *AND INSTRUMENT NO. 201209370144651*

IN WITNESS WHEREOF, Wood Werks LLC, the Grantor, by Ronald C. Damon, its member, has hereunto caused this 20 day of September 2012.

Wood Werks LLC
Ronald C. Damon
Ronald C. Damon
Member

STATE OF OHIO)
COUNTY OF FAIRFIELD)
) ss:
)

BE IT REMEMBERED, that on this 20 day of September, 2012 the foregoing instrument was acknowledged before me, the subscriber, a Notary Public in and for said County and State, by Ronald

EXHIBIT A

C. Damon, Member, on behalf of Wood Werks LLC, an Ohio limited liability company, the Grantor in the foregoing Deed and acknowledged the signing thereof to be the free act and deed of said company, and his voluntary act and deed personally and as such officer.

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

Sharon R. Patterson
Notary Public



Sharon Patterson
Notary Public, State of Ohio
My Commission Expires 08-13-17

Exhibit "A"

CLAYCRAFT ROAD RIGHT-OF-WAY

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot 1 of "SHALETON" Subdivision, recorded in Plat Book 10, Pages 206 and 207, and being part of those lands described in the deed to the City of Gahanna, of record in Official Record Volume 2711-G09 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly bounded and described as follows:

Beginning at a mag nail set at the northeasterly corner of said Lot 1, being at the intersection of the southerly right-of-way line of Claycraft Road, with the westerly right-of-way line of Taylor Station Road;

thence southerly along said westerly line of Taylor Station Road, being a line 30.00 feet northwesterly of, as measured perpendicular to and parallel with, the centerline of said Road, being also the easterly line of said Lot 1, South 28°01'00" West, 54.32 feet to a rebar set at a point of curvature;

thence northwesterly through said Lot 1, being 69.89 feet along the arc of a curve to the left (Radius=35.00 feet & bears North 61°59'00" West, Delta=114°24'30"), a chord bearing and distance of North 29°11'15" West, 58.85 feet to a rebar set in said southerly right-of-way line of Claycraft Road;

thence easterly along said line of Claycraft Road, being a line 30.00 feet northerly of, as measured perpendicular to and parallel with, the centerline of said Road, being also the northerly line of said Lot 1, South 86°23'30" East, 54.32 feet returning to the 'Point of Beginning,' containing 678 square feet of land, more or less, as surveyed and described in June of 2012, by Carl E. Turner Jr., Professional Surveyor No. 6702.

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

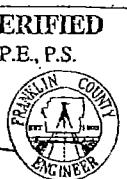
Bearings in the foregoing description are based upon GPS observations tied to the Ohio VRS Network (South Zone-NAD83 (CORS96) 2002.0 Epoch), to determine the Grid Bearing of South 28°01'00" West for the westerly right-of-way line of Taylor Station Road. Rebar called for as set are $\frac{5}{8}$ ", 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed TERRA SURVEY/TURNER PS6702.

M-94-LL
Split
0.016 Acre
(678 ft²)
out of
(0.25)
6746

Terra Surveying Services, LLC

Carl E. Turner Jr.

Carl E. Turner Jr.
Professional Surveyor No. 6702
19 June 2012



End of Description



