

LIMITED WARRANTY DEED 32024F06

George E. Parker, Jr. and Vivian M. Parker, Husband and Wife

(name(s) and marital or organizational status of grantor(s))

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

The City of Gahanna, Ohio

whose tax mailing address is

the following described real property:

Situated in the State of Ohio, County of Franklin

and City of Gahanna

080751

*And being a 7.915 acre tract more fully described in Exhibit A and depicted in Exhibit C attached hereto.

Grantor restricts the remaining property acquired by grantor by deed from the Kiwanis Club of Gahanna, Ohio, dated February 24, 1987, filed March 4, 1987 at 10:15 A.M., and recorded in Official Record Volume 9163, Page D-14, in the manner more fully set forth in Exhibit B.

Tax district number and parcel number: #025-001900 and #025-000046

Street address of property:

Prior instrument reference: Volume 9163, page D-14 of the Official Records of Franklin County, Ohio.

~~APPROVED BY ZONING OFFICER:~~

~~X APPROVED BY THE ZONING OFFICER~~

Signed this 3rd day of October, 1985.

Signed and acknowledged in the presence of:

Brenda S. Scholtz
witness BRENDAS SCHOLTZ

Vivian M. Parker
witness Susan L. Johnson

George E. Parker, Jr.
Vivian M. Parker

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 3rd day of October, 1985 by George E. Parker, Jr. and Vivian M. Parker

Complete pursuant to ORC §147.55

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

Isobel L. Sherwood, CMC
Deputy Clerk of Council
5/17/96

Brenda S. Scholtz
Notary Public



BRENDA S. SCHOLTZ
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 12, 1990

This instrument prepared by: Edward M. Kochalski, 106 Short St., Gahanna, OH 43230, Attorney at Law

Auditor's and Recorder's Stamp s

TIME 3:26 PM
RECORDER FRANKLIN CO., OHIO
3:26 PM
MAY 20 1996

RICHARD D. METCALE, RECORDER
RECORDER'S FEE 26.00

TRANSFERRED
MAY 20 1996
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
A SK
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

After recording, return to:

*Insert legal description of real property and interest therein.

Published by Columbus F.W. Association 1983

Gahanna Title Corp

"EXHIBIT A"

Page 1 of 2

7.915 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Lot 23 of Quarter Township 1, Township 1, Range 17, United States Military District, being part of those lands described in Official Record 9163, Page D-14 to George E. Jr. and Vivian M. Parker (references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at an iron pipe set in the southerly line of said lands of Parker, being the northerly line of that tract of land described in Deed Book 3478, Page 24 to the City of Gahanna, said iron pipe being located 408.29 feet left of centerline Station 1211+88.63 of U.S Route 62;

thence northerly through said lands of Parker, North 2°53'16" East, 709.19 feet to an iron pipe set, said pipe being located North 77°13'36" West, 142.67 feet from an iron pipe found;

thence westerly across said lands of Parker, North 77°13'36" West, 219.77 feet to an iron pipe found;

thence southwesterly through said lands of Parker, South 43°42'26" West, 40.61 feet to a northwesterly line of said Parker;

thence northeasterly along said northwesterly line of Parker, North 41°13'47" East, 68.50 feet to an angle point in the northerly line of said Parker;

thence easterly along the northerly line of said Parker, South 85°57'45" East, 412.50 feet to an angle point in said lands of Parker;

thence northeasterly along a northwesterly line of said Parker, North 41°13'47" East, 148.50 feet to an angle point in said lands of Parker;

thence easterly along a northerly line of said Parker, South 86°58'52" East, 153.07 feet to the northeasterly corner of said Parker, being in the westerly line of that 0.37 acre tract of land described in Official Record 139, Page D-09 (Parcel III) to M.J.M. Investment Co.;

thence southerly along an easterly line of said Parker, being said westerly line of the 0.37 acre tract and the westerly line of that 0.15 acre tract of land described in said Official Record 139, Page D-09, South 2°53'16" West, 102.17 feet to the northeasterly corner of that 0.253 acre tract of land described in Official Record 18801, Page J-07 to M.J.M. Investment Co.;

thence westerly along the northerly line of said 0.253 acre tract, North 87°09'44" West, 148.68 feet to the northwesterly corner of said 0.253 acre tract;

thence southerly along the westerly line of said 0.253 acre tract, the westerly line of that 0.25 acre tract described in Official Record 13543, Page H-18 to M.J.M. Investment Co., and the westerly line of those lands described in Official Record 12712, Page G-05 to Clark Oil & Refining Co., South 2°53'16" West, 210.60 feet to an angle point in said lands of Parker, being in the northerly line of those lands described in Official Record 12974, Page A-09 to Michael J. Wagenbrenner, said angle point being located North 87°09'44" West, 20.25 feet from an iron pipe found;

thence westerly along a southerly line of said Parker, being said northerly line of Wagenbrenner, North 87°09'44" West, 4.72 feet to an angle point in said lands of Parker, being the northwesterly corner of said Wagenbrenner;

thence southerly along an easterly line of said Parker, being the westerly line of said Wagenbrenner, the westerly line of those lands described in Deed Book 1191, Page 521 to the Trustees of Mifflin Township, and a westerly line of those lands described in Official Record 27968, Page J-08 to Robert J. and Jerry L. Eckart, South 2°53'16" West, 215.19 feet to an angle point in said lands of Parker, being a southwesterly corner of said lands of Eckart;

thence easterly along a northerly line of said Parker, being a southerly line of said Eckart, South 87°11'44" East, 93.06 feet to an angle point in said lands of Parker, being a northwesterly corner of said Eckart;

thence southerly along an easterly line of said Parker, being a westerly line of said Eckart, and the westerly line of that 0.0744 acre tract described in Official Record 2676, Page E-14 (Parcel No. 2) to Ray R. II & J.S. Haag, South 2°53'16" West, 103.83 feet to an angle point in said lands

7.915 Acres continued;

of Parker, being at the southwesterly corner of said 0.0744 acre tract, and being in the northerly line of that 1.575 acre tract of land described in Official Record 23194, Page J-13 to Henry E. & Irene R. Yates, said angle point being located North 87°09'14" West, 1.91 feet from an iron pipe found;

thence westerly along a southerly line of said Parker, being a northerly line of said 1.575 acre tract, North 87°09'14" West, 10.06 feet to an angle point in said lands of Parker, being at the northwesterly corner of said 1.575 acre tract;

thence southerly and easterly along the easterly line of said Parker, being the westerly line of said 1.575 acre tract, the following six (6) courses and distances:

South 4°51'05" West, 175.11 feet;

South 87°09'14" East, 25.06 feet;

South 2°53'16" West, 70.00 feet;

North 87°09'14" West, 2.06 feet;

South 2°53'16" West, 45.00 feet; And,

South 87°09'14" East, along the southerly line of said 1.575 acre tract, (passing an iron pipe found at 30.40 feet) a distance of 50.00 feet to an angle point in said lands of Parker, being at the northwesterly corner of that tract of land described in Official Record 3115, Page B-03 to E.J. Pollyea and H.B. Ull;

thence southerly along an easterly line of said lands of Parker, being the westerly line of Pollyea & Ull, South 2°53'16" West, 63.91 feet to an iron pipe found at an angle point in said lands of Parker, being the southwesterly corner of said Pollyea & Ull;

thence easterly along a northerly line of said Parker, being the southerly line of said Pollyea & Ull, South 87°07'31" East, 4.06 feet to an angle point in said lands of Parker, being at the northwesterly corner of Lot No. Three (3) of the Plat of Gahanna, of recorded in Plat Book 3, Pages 178, 179, 213 & 214;

thence southerly along an easterly line of said Parker, being the westerly line of said Lot No. Three (3), South 2°53'16" West, 129.04 feet to the southeasterly corner of said lands of Parker in Big Walnut Creek, being located 140.03 feet left of centerline Station 1216+28.72;

thence northwesterly along the southerly line of said lands of Parker, being the northerly line of that tract of land described in said Deed Book 3478, Page 24 to said City of Gahanna, North 59°44'41" West, 515.40 feet to the point of beginning, containing 7.915 acres of land, more or less, as surveyed and described in September of 1995, by Carl E. Turner, Jr., Registered Land Surveyor No. 6702.

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

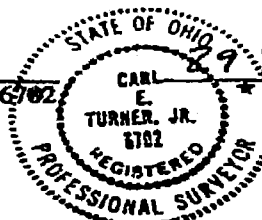
It is the intent of the foregoing to describe all of the lands which George E. Jr. and Vivian M. Parker received right, title and interest to, by instrument recorded in Official Record 9163, Page D-14, which lie easterly, southerly and northerly of the first (1st) course of the foregoing description, and which lie northerly and northwesterly of the second (2nd) and third (3rd) courses of the foregoing description.

Basis of Bearings: Bearings are referenced to that meridian used for the centerline survey for U.S. Route 62 (i.e. North 88°53'27" East), as witnessed by concrete reference monuments found for Stations 1203+31.66 & 1214+00 (see Highway Plans: FRA-62-19.06, sheets 73, 74, 75 & 80 of 91). Said monumentation also references the point of beginning for the foregoing description. All iron pipes called for as set are 1" O.D., 30" in length, set flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/P.S. 6702".

By

Carl E. Turner, Jr., Registered Surveyor No. S-6702

- 2 -



Date

ALL OF
46
(025)
51
Split
7.481
0-1400(025)

Carl E. Turner, Jr.

29 Sept. 1995

32024F09

EXHIBIT B

RESTRICTION

Whereas, George E. Parker, Jr. and Vivian M. Parker acquired title to a tract of land from the Kiwanis Club of Gahanna, Ohio by Deed dated February 24, 1987, filed March 4, 1987 at 10:15 A.M. and recorded in Official Record Volume 9163, Page D-14, and

Whereas, George E. Parker, Jr. and Vivian M. Parker have conveyed, by limited warranted deed, a 7.915 acre tract to the City of Gahanna, more fully described in Exhibit A of this instrument.

Now Therefore, in acknowledgement of consideration, the adequacy and receipt of which is hereby acknowledged, grantor hereby restricts a 60 foot portion of the remaining land acquired as aforesaid against building of any kind, which 60 foot strip of land is located west of and adjacent to the western property line of the 7.915 acre tract which bears the call north 2 deg. 53' 16" east, 709.19 feet on the map, a copy of which is attached hereto as Exhibit C.

The 7.915 acre tract conveyed to the City of Gahanna shall be considered the dominate estate for purposes of this restriction, the balance of the property remaining vested in the grantors shall be considered the servient estate for purposes of this restriction. This restriction shall touch, concern and run with the land and shall bind the grantors' heirs and assigns forever.

EXHIBIT C

32024F10

