

GENERAL WARRANTY DEED

130633

PLATEAU ACRES, INCORPORATED, an Ohio corporation ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to THE CITY OF GAHANNA, OHIO, an Ohio municipal corporation, whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, for public highway and road purposes, the following real property:

Being the premises more particularly described in "Exhibit A" attached hereto and by reference made a part hereof (the "Premises").

Auditor's Parcel Number _____
Street Address: _____ Morse Road.

Subject to the rights of the public to use the Premises as a public road, the ingress and egress rights of Grantor and Grantor's successors, grantees and assigns, and easements, conditions, covenants and restrictions, if any, of record and further subject to taxes and assessments, if any, now a lien, payable in the December, 1988 collection and thereafter.

Grantor reserves unto itself and its successors and assigns forever, a perpetual easement and right-of-way in, to and over the Premises for the purpose of ingress to and egress from that certain real property conveyed to Grantor by deed of record at Official Record Volume 11350, Page A-1 in the Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Vol. 11350, Page A-1 of the Official Records of Franklin County, Ohio.

Signed and acknowledged
in the presence of:

R. W. Rubenstein
James A. Dugger

PLATEAU ACRES, INCORPORATED
an Ohio corporation

By Richard W. Rubenstein
Richard W. Rubenstein,
Vice President
TIME 11:45A
RECORDED FRANKLIN CO., OHIO

DEC 2 1988

STATE OF OHIO
FRANKLIN COUNTY, SS:

JOSEPH W. TESTA, RECORDER
RECORDER'S FEE \$ 12.00

BE IT REMEMBERED, that on this 5th day of October, 1988, before me, the subscriber, a Notary Public in and for said county, came PLATEAU ACRES, INCORPORATED, an Ohio corporation, by Richard W. Rubenstein, its Vice President, on behalf of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed of said corporation.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Paul S. Coppel
Notary Public

PAUL S. COPPEL, Attorney at Law
Notary Public, State of Ohio

My Commission Has No Expiration Date

Record and return to: City of Gahanna, Ohio My Commission Has No Expiration Date
Section 147.03 O.R.C.
M 1L3 c/o ~~Maxwell Scott~~ Peg Cunningham
200 South Hamilton Road
Gahanna, Ohio 43230

This instrument prepared by: Glen A. Dugger
Smith & Hale

TRANSFERRER	317 West Broad Street Columbus, Ohio 43215
DEC 2 1988	
PALMER C. MCNEAL AUDITOR FRANKLIN COUNTY, OHIO	

908680

CONVEYANCE TAX EXEMPT
PALMER C. MCNEAL FRANKLIN COUNTY AUDITOR

LEGAL DESCRIPTION

0.230 ACRE TRACT

Situated in the State of Ohio, County of Franklin, Township of Jefferson, located in Section 2, Township 1, Range 16, United States Military Lands and being 0.230 acre of a 2.952 acre tract conveyed to Plateau Acres, Incorporated by deed of record in Official Record 11350A01, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a railroad spike in the centerline of Morse Road marking the northwest corner of said 2.952 acre tract;

thence South $86^{\circ} 36' 28''$ East, along said centerline, a distance of 200.00 feet to a point marking the northeast corner of said tract and also marking the northwest corner of a 4.281 acre tract conveyed to Gahanna Trucking, Inc., by deed of record in Official Record 9660B18;

thence leaving said centerline, South $3^{\circ} 42' 23''$ West, along a line common to said tracts, a distance of 50.00 feet to a point;

thence leaving said common line, North $86^{\circ} 36' 28''$ West, along a line parallel to and 50.00 feet southerly of, as measured at right angles, the centerline of Morse Road, a distance of 200.00 feet to a point in the westerly line of said 2.952 acre tract and in the easterly line of a 38.960 acre tract (Tract II) conveyed to Harrison W. Smith, Trustee, by deed of record in Official Record 8369A12;

thence leaving said parallel line, North $3^{\circ} 42' 23''$ East, along a line common to said tracts, a distance of 50.00 feet to the place of beginning and containing 0.230 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in the above description are based upon the centerline of Morse Road as being South $86^{\circ} 36' 28''$ East.

O-37-C
SPL 12
0.23 Ac.
Out of
686
JEFFERSON
TWP.

88

DESCRIPTION ACCEPTABLE	
JOHN CIRCLE	
FRANKLIN COUNTY ENGINEER	
HTL	DATE 10-18-92
SPLIT	
TRANSFER	

2661H14

