

1954 352

Warranty Deed

7560

KNOW ALL MEN BY THESE PRESENTS: That

WALTER S. WILLIAMSON and FLORENCE L. WILLIAMSON, husband and wife,
of the Village of Gahanna, County of Franklin,
and State of Ohio, in consideration of the sum of

One Dollar and other valuable considerations

to them paid by HERBERT A. SMITH and ANNA MAE SMITH,

of the City of Columbus, County of Franklin,
and State of Ohio,

the receipt whereof is hereby acknowledged,

do hereby GRANT, BARGAIN, SELL and CONVEY to the said

HERBERT A. SMITH and ANNA MAE SMITH,

their heirs and assigns forever, the following REAL ESTATE, situated in

the County of Franklin, in the State of Ohio, and in the
Jefferson Township School District,

Township of Mifflin, and bounded and described as follows:

Being in Quarter Township 1, Township 1, Range 17, United States Military Lands: Beginning at an iron pipe on the brink of the bank of Big Walnut Creek located south 50 deg. 00' East 397 feet from the Northwest corner of a three acre tract deeded to John Latta by John P. Short and wife, by deed recorded in D. B. 57, pages 57, 58 and 59, Recorder's Office, Franklin County, Ohio; thence south 64 deg. 56 min. East along the brink of the Bank 80.75 feet to an iron pipe; thence south 32 deg. 30 min. East along the brink of the bank, 61.3 feet to an iron pipe; thence south 48 deg. 00' East, along the brink of the bank, 83.75 feet to an iron pipe; thence south 23 deg. 20 min. East along the brink of the bank, 123.5 feet to an iron pipe midway between the slate walls; thence north 12 deg. 4 min. West 194 feet to an iron pipe; thence North 6 deg. 30 min. E. 80.8 feet to an iron pipe; thence North 77 deg. 50 min. West 234.4 feet to an iron pipe; thence South 10 deg. 45 min. West 152.4 feet to the place of beginning, containing 1.27 acres of land. ✓

PARCEL No.

025-004345

Last Transfer: Deed Record Volume 1094, Page 582.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said HERBERT A. SMITH and ANNA MAE SMITH,

their heirs and assigns forever.

And the said WALTER S. WILLIAMSON and FLORENCE L. WILLIAMSON,

for themselves and their heirs, do hereby covenant with the said HERBERT A. SMITH and ANNA MAE SMITH,

their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES

WHATSOEVER, excepting taxes and assessments due and payable in December, 1956 and thereafter, which the grantees herein assume and agree to pay as part of the consideration for this conveyance.

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Subject to conditions, restrictions and assessments, if any, of record
and that they will forever WARRANT AND DEFEND the same with the
appurtenances unto the said HERBERT A. SMITH and ANNA MAE SMITH, **Vol 1954 pg 353**

their heirs and assigns, against the lawful claims of all persons whomsoever.
Except as noted herein.

IN WITNESS WHEREOF, the said
WALTER S. WILLIAMSON and FLORENCE L. WILLIAMSON, husband and wife,
who hereby release their rights of dower in the premises, have
hereunto set their hands, this **26th** day of April, 1956.
Signed and acknowledged **Walter S. Williamson**
Walter S. Williamson

in presence of

Max H. Gumble
Max H. Gumble

Florence L. Williamson
Florence L. Williamson

Melva D. Hatch
Melva D. Hatch

THE STATE OF OHIO,

FRANKLIN COUNTY, ss.

BE IT REMEMBERED, That on this **26th** day of April, 1956,
before me, the subscriber, a Notary Public,
in and for said County, personally came the above named
WALTER S. WILLIAMSON and FLORENCE L. WILLIAMSON,
the Grantors in the foregoing Deed, and acknowledged the signing of the same
to be their voluntary act and deed, for the uses and purposes therein
mentioned.

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

Max H. Gumble
Max H. Gumble
Notary Public, Franklin County, Ohio

THIS INSTRUMENT WAS PREPARED BY VIRGIL K. CAMERON, Attorney

Warranty Deed

FROM

WALTER S. WILLIAMSON and

FLORENCE L. WILLIAMSON,

husband and wife,

TO **7500**

HERBERT A. SMITH and

ANNA MAE SMITH,

4179 Doney St. Columbus 13, Ohio

Received **APR 27 1956**, 19

At **10 10** o'clock **P.M.**
MAY 2 - 1956

Recorded **19**

In **FRANKLIN** County

Record of Deeds, Vol.

Page

Raymond E. Schaefer Recorder

Recorder's Fee, **1.40**

TRANSFERRED

APR 27 1956

Auditor

FRED C. DUNN

AUDITOR

FRANKLIN COUNTY, OHIO

Memo

To: Council
From: James F. McGregor
Mayor
Date: August 10, 2000
Re: Estate of Anna Mae Smith (Property)
4390 Cherrybottom Road

The City has been planning, engineering and purchasing right-of-way for the Woodside Green/Cherrybottom water main connector. This important main is part of the looping program designed by MS Engineers several years ago. We have been able to use parklands through the Woodside Green and Academy Parks to accomplish much of this right-of-way.

Attached is a map of the Smith property. Our easement will take a significant chunk of it. Consequently, the cost to the City would be significant. In negotiations for the easement, the owners would prefer to sell the entire property. The appraisal is attached and the cost is \$100,000. The buildings are not in great shape and are not anticipated to have value to the City.

Buying the property fee simple would have several advantages to the City.

- It would allow us a comfortable and unrestricted right-of-way for the line thereby minimizing construction costs.
- It would provide us, for the duration of construction, a yarding site for the contractors and for materials. When construction is over, it would provide us access to our culvert under Cherrybottom Road for maintenance purposes. This 100-year old culvert is in good shape and does not need replacing. However, maintenance will be a continuing necessity.

- It will provide us a future landing for right-of-way uses such as Ameritech's recent request for sites to build 6'x6' utility boxes. The site can provide income through such leases.
- This property is also in one of the most difficult curve and grade changes within our City and, consequently, the elimination of the curb cut will be a safety advantage. Our estimate of the cost of the easement is \$5,076. If the easement is denied, the water line would have to go under Cherrybottom Road, dramatically increasing construction costs. Construction without easement (in Cherrybottom Road) for 200 feet - \$15,200.

The cost of acquiring the property is \$100,000 plus closing costs. We believe that this is a good investment. It will provide us much greater latitude for maintenance, construction, and future utility lease opportunities.

Thanks for your kind consideration of this matter.

JFM/psf