

**LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Phillip T. Helbig and Angela J. Helbig, husband and wife, and Jeffrey A. French, unmarried,**

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

**The City of Gahanna, Ohio, a Municipal Corporation**

The following REAL PROPERTY:

See EXHIBIT "A" Attached Hereto

Except for the following and subject to all of which this conveyance is made: 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.

Executed this \_\_\_\_\_ day of January, 2016.

\_\_\_\_\_  
**Phillip T. Helbig**

\_\_\_\_\_  
**Angela J. Helbig**

\_\_\_\_\_  
**Jeffrey A. French**

**STATE OF OHIO, COUNTY OF FRANKLIN, ss:**

BE IT REMEMBERED, That on this \_\_\_\_\_ day of January, 2016, before me, a Notary Public, in and for said county and state, personally appeared, **Phillip T. Helbig, Angela J. Helbig, and Jeffrey A. French**, who represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed.

\_\_\_\_\_  
Notary Public

**CLARK STATE ROAD RIGHT-OF-WAY**

Situated in the State of Ohio, County of Franklin, Jefferson Township, located in part of Quarter Township 2, Township 1, Range 16, United States Military District, being a strip of land forty (40) feet in width off of the northerly end of that 1.862 acre tract of land described in the deed to Phillip T. Helbig & Jeffrey A. French, recorded in Instrument No.201510220149736 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), said forty (40) foot strip being more particularly described as follow:

Beginning at Franklin County Geodetic Survey monument 1826, located in the centerline of Clark State Road, being at the northeasterly corner of said 1.862 acre tract, and being at the northeasterly corner of that 1.857 acre tract of land being described in the deed to Sherman S. Watkins, recorded in Instrument No. 200104170080661;

thence southerly along the easterly line of said 1.862 acre tract, being the westerly line of said 1.857 acre tract, South 3°58'34" West, (passing the current southerly right-of-way line of said Road at 30.00 feet) a distance of 40.00 feet to a 5/8" rebar set;

thence westerly across said 1.862 acre tract, being a line 40.00 feet southerly of, as measured perpendicular to and parallel with, the centerline of said Road, North 86°50'14" West, 194.36 feet to a 5/8" rebar set in the westerly line of said 1.862 acre tract, being an easterly line of that 2.138 acre tract of land described in the deeds to Eva J. Muller, recorded in Instrument Nos. 200006200121308 and 200406210141806;


thence northerly along the westerly line of said 1.862 acre tract, being an easterly line of said 2.138 acre tract, North 3°58'50" East, (passing the current southerly right-of-way line of said Road at 10.00 feet) a distance of 40.00 feet to a mag nail set in the centerline of said Road at the northwesterly corner of said 1.862 acre tract, being a northeasterly corner of said 2.138 acre tract, said corner being located on a Grid Bearing of South 86°50'14" East, 286.91 feet along said centerline from Franklin County Geodetic Control monument 1823;

thence easterly along said centerline of Clark State Road, being the northerly line of said 1.862 acre tract, South 86°50'14" East, 194.35 feet returning to the 'Point of Beginning,' containing 0.1785 of an acre of land (of which 0.1339 of an acre lies within the current right-of-way easement), more or less, as surveyed and described in December of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

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

Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations. Rebar called for as set are 5/8" O.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed TERRA SURVEY/TURNER PS6702.

Terra Surveying Services, LLC



Carl E. Turner, Jr.  
Registered Surveyor No. 6702  
21 December 2015



\*End of Description\*

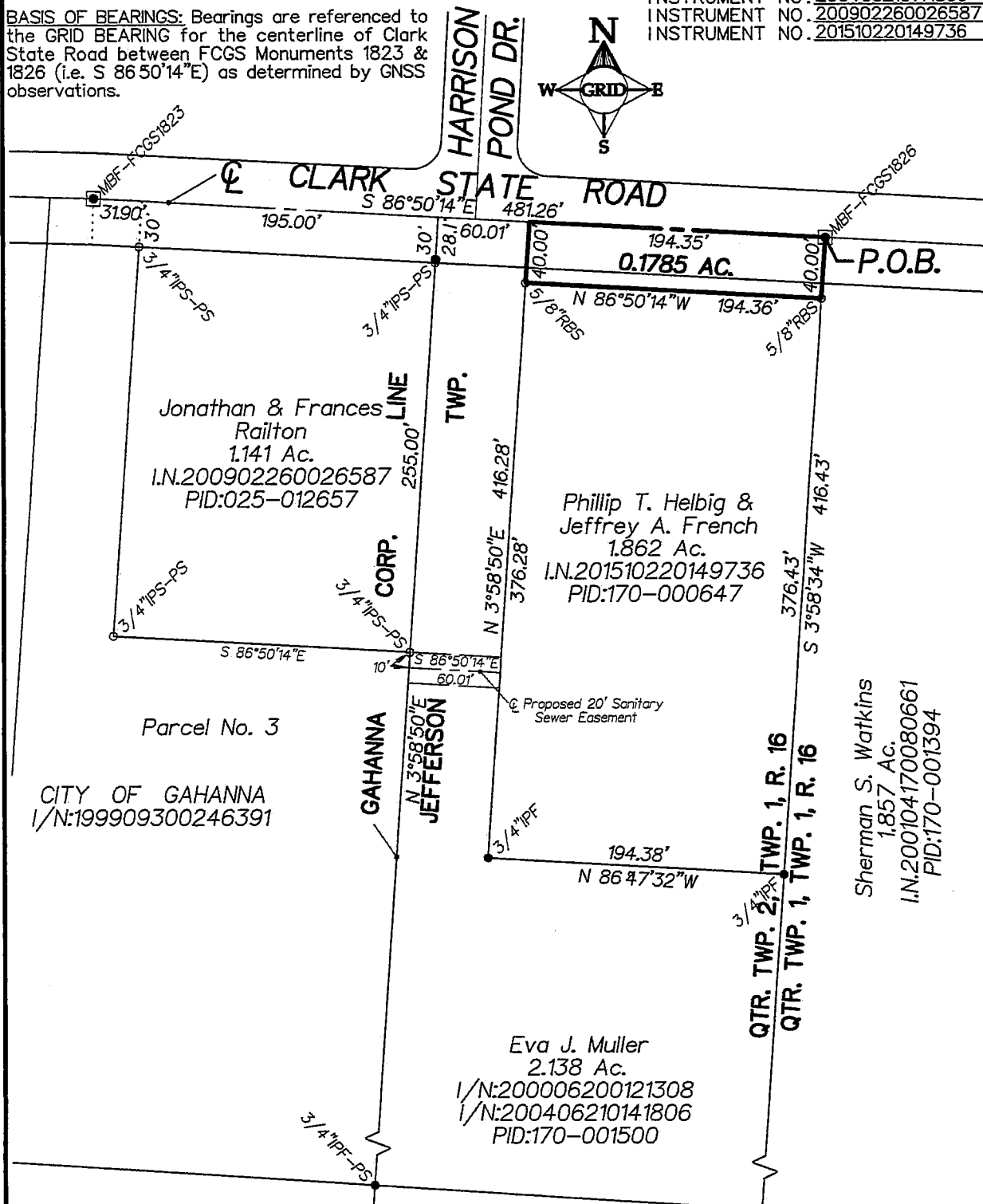
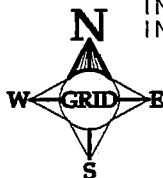
**SURVEY OF RIGHT-OF-WAY CONVEYANCE**  
LOCATED IN PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY DISTRICT  
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
MARK LUDWIG

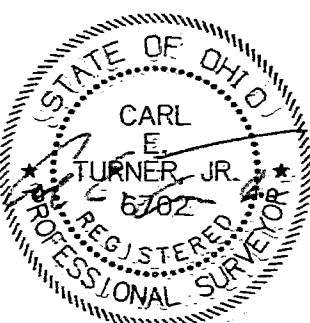
21 DECEMBER 2015

INSTRUMENT NO. 199909300246391  
INSTRUMENT NO. 200006200121308  
INSTRUMENT NO. 200406210141806  
INSTRUMENT NO. 200902260026587  
INSTRUMENT NO. 201510220149736

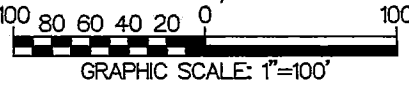
BASIS OF BEARINGS: Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations.



**SURVEYOR'S STATEMENT:**  
We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



**SURVEY MONUMENTS:**  
Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PK=PK Nail & PS=Prior Survey.  
RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.



NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL