



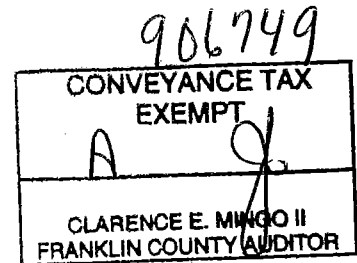
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07/15/2010 12:03PM MLTY BROWN1
Robert G. Montgomery
Franklin County Recorder

TRANSFERRED

JUL 15 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Andre M. Buckles, Married, the Grantor herein, as a donation under Ohio Revised Code Section 5501.33 and pursuant to the terms of a Contribution Agreement between Grantor and Grantee herein dated March 26, 2010 (the "Contribution Agreement"), does hereby grant, convey, release, and forever Quit Claim to the City of Gahanna, an Ohio Municipal Corporation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

PARCEL: 3 - WD; 7.488 ACRE TRACT FOR ROAD RIGHT-OF-WAY PURPOSES
FRA - TECH CENTER DRIVE

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF

Prior Instrument Reference: Vol. 3700, Page 120, Franklin County Recorder's Office.

To have and to hold said property unto Grantee, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair and/or maintenance of a public road.

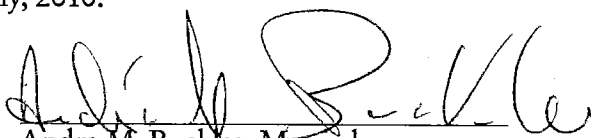
Pursuant to the terms of the Contribution Agreement, in the event that Grantee decides not to use the property conveyed herein for the above-stated purpose or does not complete the construction of a public road and open the road to public use on or before the date required under the Contribution Agreement, Grantor may repurchase the property for the sum of Ten Dollars (\$10.00).

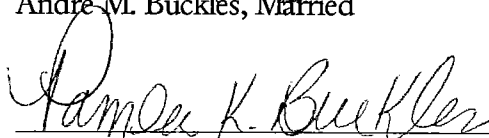
In addition, Grantee agrees that it shall not transfer the property or any portion thereof to a third party except a successor entity which is either a political subdivision of the State of Ohio or an organization otherwise described in Section 170(c) of the United States Internal Revenue Code as being eligible to receive a charitable contribution.

The interest in real property being donated herein is being acquired prior to adoption of an environmental document prepared by Grantee for this highway project, and as a result, the following rights shall apply: (A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969", 83 Stat. 852, 42 U.S.C.A. 4321 et seq. as amended. (B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including a decision relative to the need to construct the project or selection of its specific location. (C) The donated interest shall revert to Grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

Pamela K. Buckles, the spouse of Andre M. Buckles, Married, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Andre M. Buckles, Married, and Pamela K. Buckles, Wife, have hereunto set their hands on the 15th day of July, 2010.


Andre M. Buckles, Married


Pamela K. Buckles, Wife

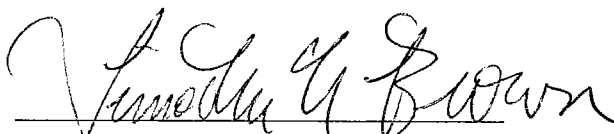
STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the 15th day of July, 2010, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

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



TIMOTHY Y. BROWN
Notary Public, State of Ohio
My Commission Expires 09-19-10



NOTARY PUBLIC

My Commission expires:

09/19/10

This document was prepared by or for the City of Gahanna, an Ohio Municipal Corporation.

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Ver. Date 06/02/2010

PID 80722

**PARCEL 3-WD
FRA-TECH CENTER DRIVE EXTENSION
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right sides of the centerline of FRA-TECH CENTER DRIVE EXTENSION and as shown on the Centerline Plat and Right-of-Way plans recorded _____, in Plat Book _____, Page _____, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United States Military Lands, being a part of Lot 6 of David Taylor Subdivision (destroyed by fire) as demonstrated on Plat Book 1, Page 10A, being a part of the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

Beginning, for reference, at a 1 inch solid iron pin in an Ohio Department of Transportation (ODOT) monument box found in the centerline of survey for Hamilton Road (State Route 317) as shown on the right-of-way plans for FRA-270-28.30N on file with Ohio Department of Transportation, District 6, Delaware, Ohio, located at centerline station 22+99.83 for Hamilton Road;

thence South 04 degrees 09 minutes 11 seconds West, a distance of 359.83 feet, with said centerline, to a point, located at centerline station 19+40.00 for Hamilton Road, said point being North 04 degrees 09 minutes 11 seconds East, a distance of 38.00, with said centerline, from a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

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thence South 85 degrees 50 minutes 49 seconds East, a distance of 120.00 feet, passing the westerly line of said Quarter Township 3, the westerly line of said Lot 6, and the historic centerline of Hamilton Road at 10.81 feet, to a 3/4 inch iron pin found at a corner common to the 34.634 acre tract, also known as Parcel No. 1200WL as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the State of Ohio of record in Deed Book 3255, Page 559, the 3.057 acre tract, also known as Parcel No. 1200WD-1 as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the City of Gahanna of record in Official Record 13363E07, and said Buckles tract, being 37.79 feet left of centerline station 2+20.79 for proposed Tech Center Drive, being the *True Point of Beginning*;

thence North 04 degrees 09 minutes 11 seconds East, a distance of 22.22 feet, with a line common to said 34.634 acre tract and said Buckles tract and the limited access right-of-way line as shown on said FRA-270-28.30N, to an iron pin set, being 60.00 feet left of the centerline station 2+21.28 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed north right-of-way line for Tech Center Drive, the following courses:

with the arc of a curve to the left, having a central angle of 31 degrees 26 minutes 22 seconds, a radius of 940.00 feet, an arc length of 515.80 feet, a chord bearing and distance of North 77 degrees 12 minutes 51 seconds East, 509.35 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet left of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 30 degrees 33 minutes 28 seconds, a radius of 1560.00 feet, an arc length of 832.00 feet, a chord bearing and distance of North 76 degrees 46 minutes 24 seconds East, 822.17 feet, to an iron pin set, being 60.00 feet left of the centerline station 15+70.00 for proposed Tech Center Drive;

North 02 degrees 03 minutes 08 seconds East, a distance of 20.00 feet, to an iron pin set, being 80.00 feet left of the centerline station 15+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 03 degrees 03 minutes 21 seconds, a radius of 1580.00 feet, an arc length of 84.27 feet, a chord bearing and distance of South 86 degrees 25 minutes 12 seconds East, 84.26 feet, to an iron pin set, being 80.00 feet left of the centerline station 16+50.00 for proposed Tech Center Drive;

South 05 degrees 06 minutes 29 seconds West, a distance of 20.00 feet, to an iron pin set, being 60.00 feet left of the centerline station 16+50.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 10 degrees 18 minutes 48 seconds, a radius of 1560.00 feet, an arc length of 280.80 feet, a chord bearing and distance of South 79 degrees 44 minutes 07 seconds East, 280.42 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet left of the centerline station 19+20.00 for proposed Tech Center Drive;

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with the arc of a curve to the left, having a central angle of 47 degrees 21 minutes 35 seconds, a radius of 1157.34 feet, an arc length of 956.64 feet, a chord bearing and distance of North 81 degrees 44 minutes 29 seconds East, 929.64 feet, to an iron pin set at a point of tangency, being 60.00 feet left of the centerline station 29+26.23 for proposed Tech Center Drive; and

North 58 degrees 03 minutes 42 seconds East, a distance of 2.73 feet, to an iron pin set on a line common to said 34.634 acre tract and said Buckles tract and the limited access right-of-way line as shown on said FRA-270-28.30N, being 60.00 feet left of the centerline station 29+28.96 for proposed Tech Center Drive;

thence South 31 degrees 35 minutes 29 seconds East, a distance of 120.00 feet, with said common line and said limited access right-of-way line, to an iron pin set, being 60.00 feet right of the centerline station 29+28.23 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed south right-of-way line for Tech Center Drive, the following courses:

South 58 degrees 03 minutes 42 seconds West, a distance of 2.00 feet to an iron pin set at a point of curvature, being 60.00 feet right of the centerline station 29+26.23 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 47 degrees 21 minutes 35 seconds, a radius of 1277.34 feet, an arc length of 1055.83 feet, a chord bearing and distance of South 81 degrees 44 minutes 29 seconds West, 1026.03 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet right of the centerline station 19+20.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 11 degrees 04 minutes 38 seconds, a radius of 1440.00 feet, an arc length of 278.40 feet, a chord bearing and distance of North 80 degrees 07 minutes 03 seconds West, 277.97 feet, to an iron pin set, being 60.00 feet right of the centerline station 16+30.00 for proposed Tech Center Drive;

South 04 degrees 20 minutes 39 seconds West, a distance of 20.00 feet, to an iron pin set, being 80.00 feet right of the centerline station 16+30.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 02 degrees 40 minutes 26 seconds, a radius of 1420.00 feet, an arc length of 66.27 feet, a chord bearing and distance of North 86 degrees 59 minutes 34 seconds West, 66.26 feet, to an iron pin set, being 80.00 feet right of the centerline station 15+60.00 for proposed Tech Center Drive;

thence North 01 degrees 40 minutes 13 seconds East, a distance of 20.00 feet, to an iron pin set, being 60.00 feet right of the centerline station 15+60.00 for proposed Tech Center Drive;

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with the arc of a curve to the left, having a central angle of 30 degrees 10 minutes 33 seconds, a radius of 1440.00 feet, an arc length of 758.40 feet, a chord bearing and distance of South 76 degrees 34 minutes 56 seconds West, 749.67 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet right of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 21 degrees 54 minutes 06 seconds, a radius of 1060.00 feet, an arc length of 405.19 feet, a chord bearing and distance of South 72 degrees 26 minutes 43 seconds West, 402.73 feet, to an iron pin set at the intersection of the proposed south right-of-way line of Tech Center Drive with the proposed east right-of-way line of Pizzurro Park Drive, being 60.00 feet right of the centerline station 3+87.74 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed east right-of-way line for Pizzurro Park Drive, the following courses:

South 04 degrees 26 minutes 29 seconds East, a distance of 24.11 feet, to an iron pin set at a point of curvature, being 84.10 feet right of the centerline station 3+86.91 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 15 degrees 45 minutes 22 seconds, a radius of 340.00 feet, an arc length of 93.50 feet, a chord bearing and distance of South 03 degrees 26 minutes 12 seconds West, 93.20 feet, to an iron pin set at a point of tangency, being 176.00 feet right of the centerline station 3+73.15 for proposed Tech Center Drive;

thence South 11 degrees 18 minutes 53 seconds West, a distance of 31.24 feet, to an iron pin set at a point of curvature, being 205.90 feet right of the centerline station 3+65.54 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 07 degrees 52 minutes 21 seconds, a radius of 260.00 feet, an arc length of 35.72 feet, a chord bearing and distance of South 07 degrees 22 minutes 43 seconds West, 35.70 feet, to an iron pin set on the line common to said 3.057 acre tract and said Buckles tract, being 240.75 feet right of the centerline station 3+59.21 for proposed Tech Center Drive;

thence with said common line, the following courses:

North 01 degrees 52 minutes 53 seconds East, a distance of 43.08 feet, to a 3/4 inch iron pin found, being 197.98 feet right of the centerline station 3+63.50 for proposed Tech Center Drive;

North 19 degrees 28 minutes 35 seconds West, a distance of 174.64 feet, to a 3/4 inch iron pin found, being 29.62 feet right of the centerline station 3+21.70 for proposed Tech Center Drive;

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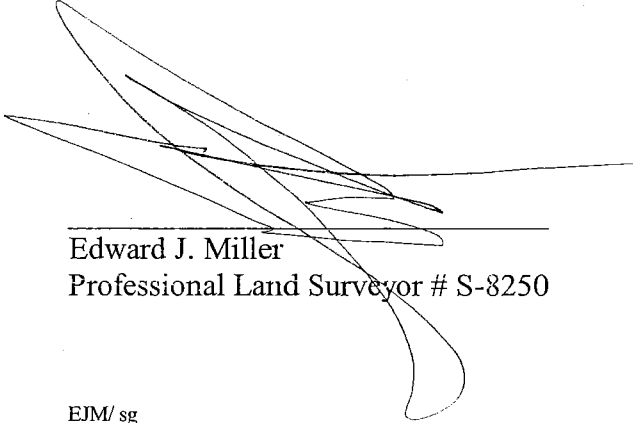
North 56 degrees 06 minutes 07 seconds West, a distance of 120.93 feet, to the *True Point of Beginning*, containing 7.488 acres, more or less, from Auditor's Parcel Number 025-003905.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated _____, 2010, a complete set consists of _____ () sheets.



Edward J. Miller
Professional Land Surveyor # S-8250

EJM/sg
3WD 7.488 ac 20061127

Date: 6/2/10



0-39-D

Split

7.488 Acres

out of

(025)

3905

