

TRANSFERRED
912994
DEC 28 2009

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

WARRANTY DEED

200912280186509
Pg: 3 \$55.00 J20090070171
12/28/2009 9:27AM BXGAHANNA BOX
Robert G. Montgomery
Franklin County Recorder

George W. Weber, Jr, unmarried, for valuable consideration paid, grants, with general warranty covenants, to **City of Gahanna**, whose tax mailing address is City of Gahanna, 200 South Hamilton Road, Gahanna, OH 43230, the following real property

See Exhibit attached hereto

with the following deed restrictions:

Restriction in perpetuity prohibiting the placement of lighting and/or a parking lot surface within one hundred feet (100') of the western boundary of the purchased property.

The City will install a landscape buffer which would include conifer trees. The City will install a mounded buffer on the boundary when the site is developed if, after further research, the mentioned buffer is in compliance with all local and federal limitations.

Restriction in perpetuity not to use the above mentioned one hundred feet (100') of the western boundary of the purchased property for the purpose of ingress/egress through the property located at 258 James Road.

Tax district and parcel number: new parcel split from 025-000868-00
Street address of property: James Road, Gahanna, OH 43230
Prior instrument reference: Deed Book 2193, Page 45, Recorder's Office, Franklin County, Ohio

Signed this 22nd day of December, 2009.

George W. Weber Jr
George W. Weber, Jr.

EXHIBIT A

**STATE OF OHIO:
COUNTY OF FRANKLIN, SS;**

SWORN TO BEFORE ME and acknowledged in my presence this 22nd day of December,
2009 by George W. Weber, Jr



AMY K. SCHULZE
Notary Public, State of Ohio
My Commission Expires May 28, 2013

George W. Weber, Jr
Notary Public

This instrument prepared by: Julia A. Faist, Attorney at Law
142 Granville Street,
Gahanna, OH 43230

GEORGE W. WEBER, JR.

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of that original 15.7 acre tract of land described in the deed to George W. Weber, Jr., recorded in Deed Book 2193, Page 45 (record references recited herein are 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 northerly line of said 15.7 acre tract, being the southerly line of that 11.092 acre tract of land described in the deed to J.A. Griffin, Bishop, recorded in Instrument Number 200110220242368, said iron pipe being located South 84°40'45" East, 206.00 feet from a 1" solid pin found at the southeasterly corner of Lot No. 4 of "Orchard Hill" Subdivision, recorded in Plat Book 32, Page 22;

thence easterly along the line common to said 15.7 and 11.092 acre tracts, South 84°40'45" East, (passing an iron pipe found near the westerly top of bank of Big Walnut Creek at 1099.30 feet) a distance of 1203.00 feet to the approximate centerline of said Creek;

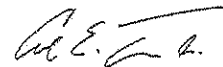
thence southerly with the approximate centerline of said Creek, South 18°34'55" East, 392.84 feet to the southeasterly corner of said 15.7 acre tract;

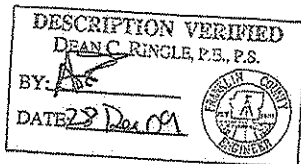
thence westerly along the southerly line of said 15.7 acre tract, being the northerly line of that 12.5 acre tract of land described in the deed to Betty F. Slyh, recorded in Official Record 18338, Page J07, North 84°45'00" West, (passing an iron pipe set near the westerly top of bank of said Creek at 100.00 feet) a distance of 1360.00 feet to an iron pipe set;

thence northerly through said 15.7 acre tract, North 4°58'30" East, 360.82 feet, returning to the 'Point of Beginning,' containing 10.592 acres of land, more or less, as surveyed and described in March of 2007, by Carl E. Turner, Jr., Professional Surveyor No. S-6702.

Bearings are referenced to Grid North (South Zone-NAD 83), as determined from GPS observations, using the Ohio CORS Network. Iron pipes called for as set are 3/4" I.D., 30 inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/PS-6702."

O-59-C
Split
10.592 Acres
out of
(025)
868


Carl E. Turner Jr.,
Professional Surveyor No. 6702
12 March 2007



* End of Description *

