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| CONVEYANCE TAX EXEMPT | |
| A | ATR |
| CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR | |



201305300089436
 Pgs: 5 \$52.00 T20130048198
 05/30/2013 3:04PM BXTITLE SEARC
 Terry J. Brown
 Franklin County Recorder

906127
 TRANSFERRED

MAY 30 2013

CLARENCE E. MINGO II
 AUDITOR
 FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED
 (By a General Partnership)
 (Ohio Revised Code 5302.05 and 5302.06)

M&M MANAGEMENT CO., an Ohio general partnership, of Franklin County, Ohio, grants with General Warranty Covenants, to the **CITY OF GAHANNA**, whose tax mailing address is: 200 S. Hamilton Rd Gahanna OH 43230 the following REAL PROPERTY:

Situated in the State of Ohio, in the County of Franklin and in the City of Gahanna: Being a 0.196 acre parcel, described on the attached Exhibit A with Drawing, said parcel for road right of way adjacent to and abutting the existing Clotts Road.

The within described parcel being split from an original tract containing 3.844 acres
 Original Tax Parcel Number: 025-001878-00
 Street Address: Clotts Road, Gahanna, Ohio

Subject to taxes and assessments after date hereof, all legal highways, conditions, restrictions and easements of record, if any.

Prior Instrument of Reference: Instrument Number 200905130068700 in the office of the Recorder of Franklin County, Ohio.

Signed on the 28th day of May, 2013.

APPROVED by Planning Commission;
 City of Gahanna, Ohio;
 No Plat Required.
Isobel L. Sherwood
 Isobel L. Sherwood, MMC
 Clerk of Council

GRANTOR: M&M Management Co.,
 An Ohio General Partnership

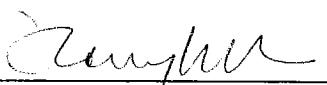
By: Douglas E. Maddy
 Douglas E. Maddy
 Its duly authorized representative
 Printed Name and Title

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

Be it remembered that on this 28th day of May, 2013, before me, a Notary Public in and for said County and State personally appeared M&M Management Co., by Douglas E. Maddy, its duly authorized representative, the Grantor(s) in the foregoing deed whose identity was either known to me or proven to me by satisfactory evidence and who has/have signed the foregoing instrument and acknowledged the same as his/her/their voluntary act and deed.

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

TAMMIE CAMPBELL
Notary Public, State of Ohio
My Commission Expires 7-30-16



NOTARY PUBLIC

This Instrument was prepared by:
PAUL V. PAVLIC, Attorney at Law
2 Miranova Place, Suite 500
Columbus, Ohio 43215

Description of a 0.196 acre parcel of land

Situate in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 3.844 acre parcel of land conveyed to M&M Management Co. of record in Instrument Numbers 200512300274491 and 200905130068700, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.770 acre parcel of land being more fully described herein;

Beginning at a Mag Nail found at the southeast corner of said 3.844 acre parcel, said Mag Nail also being in the present center of Clotts Road;

Thence North 86°08'53" West, a distance of 25.02 feet along the southerly line of said 3.844 acre parcel to a point on the Right of Way of said Clotts Road, passing a $\frac{3}{4}$ " iron pin found at 24.90 feet;

Thence a distance of 389.44 feet along the arc of a non-tangent curve to the left with the present right of way of said Clotts Road, having a radius of 262.90 feet, a central angle of 84°52'26", the chord of which bears North 41°02'08" West, a chord distance of 354.80 feet, to an iron pin set on the southerly right of way line of said Clots Road, as dedicated to the Franklin County Commissioners in Deed Book 856, Page 124, passing an iron pin set at a distance of 249.59 feet along the arc of a non-tangent curve to the left, having a radius of 262.90 feet, a central angle of 54°23'39", the chord of which bears North 25°47'45" West, a chord distance of 240.32 feet;

Thence South 86°23'13" East along the southerly right of way of said Clotts Road to a mag nail found at the present centerline of said road, a distance of 104.74 feet;

Thence a distance of 320.49 feet along the arc of a non-tangent curve to the right with the center of the present centerline of said Clotts, having a radius of 287.90 feet, a central angle of 63°46'56", the chord of which bears South 30°16'37" East, a chord distance of 304.20 feet, to the True Point of Beginning, containing 0.169 acres;

For the purpose of this description a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS Adjusted Date 1996).

This description is based on an actual field survey performed in April 2009. All Iron Pin's set are $\frac{3}{4}$ " x 30" Galvanized Iron Pipe with a plastic cap inscribed P.S. 8114.

Subject to all easements and documents of record.

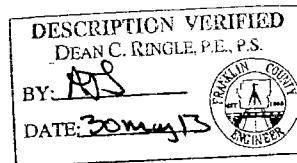


Robert W. Martin 10-18-12

Robert W. Martin Date
Professional Surveyor No. 8114

0-37-0
split

0.169 Acre
out of
(025)
1878



APPROVED by Planning Commission;
City of Gahanna, Ohio;
No Plat Required.
Isobel L. Sherwood
Isobel L. Sherwood, MMC
Clerk of Council

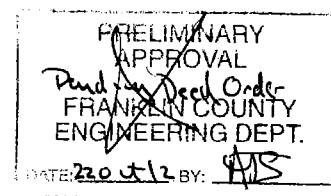
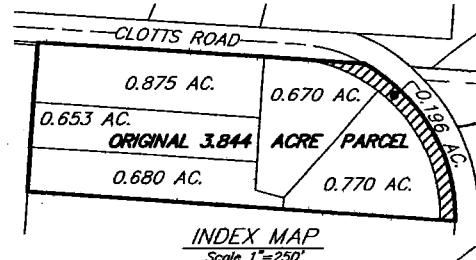
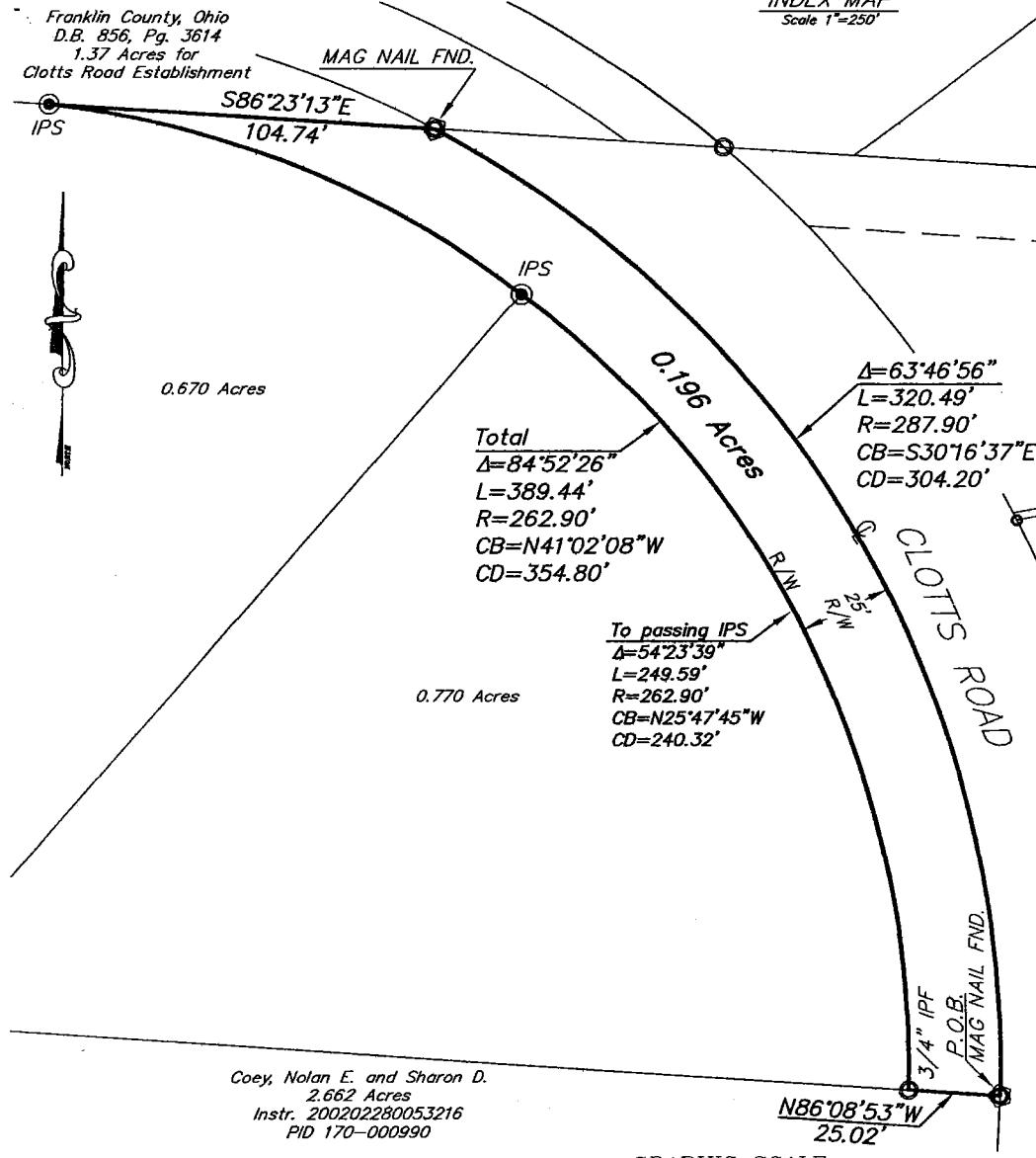


EXHIBIT of a 0.196 ACRE PARCEL

Situated in the County of Franklin,
State of Ohio, the City of Gahanna,
being part of Lot 3, Quarter Township 2,
Township 1, Range 16, United States Military Lands,
and being part of a 3.844 acre parcel of land
conveyed to M&M Management Co.
in Instrument Number 200905130068700



Franklin County, Ohio
D.B. 856, Pg. 3614
1.37 Acres for
Clotts Road Establishment



GRAPHIC SCALE



1 inch = 40 ft.

BASIS OF BEARING

For the purpose of this exhibit a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96).

All Iron Pins set are $3/4" \times 30"$ Galvanized Iron Pipe with a plastic cap inscribed P.S. 8114.



Robert W. Martin 03/05/2013
Date
Professional Surveyor No. 8114

PREPARED BY:

WATCON
CONSULTING ENGINEERS & SURVEYORS

83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

| | |
|------------|----------|
| DRAWN BY | JRF |
| CHECKED BY | RWM |
| SCALE | 1" = 40' |