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05/30/2013 3:04PM BXTITLE SEAR  
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 28<sup>th</sup> 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: [Signature]  
Douglas E. Maddy  
Its duly authorized representative  
Printed Name and Title

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

Be it remembered that on this 28<sup>th</sup> 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  $86^{\circ}08'53''$  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  $84^{\circ}52'26''$ , the chord of which bears North  $41^{\circ}02'08''$  West, a chord distance of 354.80 feet, to an iron pin set on the southerly right of way line of said Clotts 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  $54^{\circ}23'39''$ , the chord of which bears North  $25^{\circ}47'45''$  West, a chord distance of 240.32 feet;

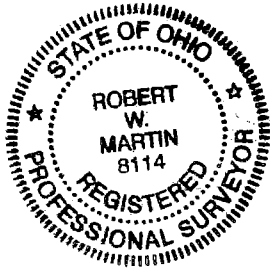
Thence South  $86^{\circ}23'13''$  East along the southerly right of way of said Clotts Road to a mag nail found at the present centerline of said road, a distance of 104.74 feet;

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  $63^{\circ}46'56''$ , the chord of which bears South  $30^{\circ}16'37''$  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  $86^{\circ}23'13''$  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 3/4" x 30" Galvanized Iron Pipe with a plastic cap inscribed P.S. 8114.

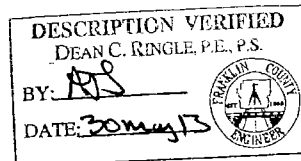
Subject to all easements and documents of record.



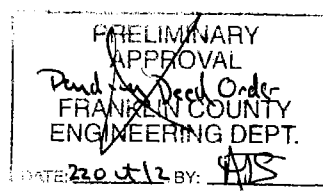
Robert W. Martin 10-18-12

Robert W. Martin Date  
Professional Surveyor No. 8114

0-37-D  
split  
0.169 Acre  
out of  
(0-5)  
1878



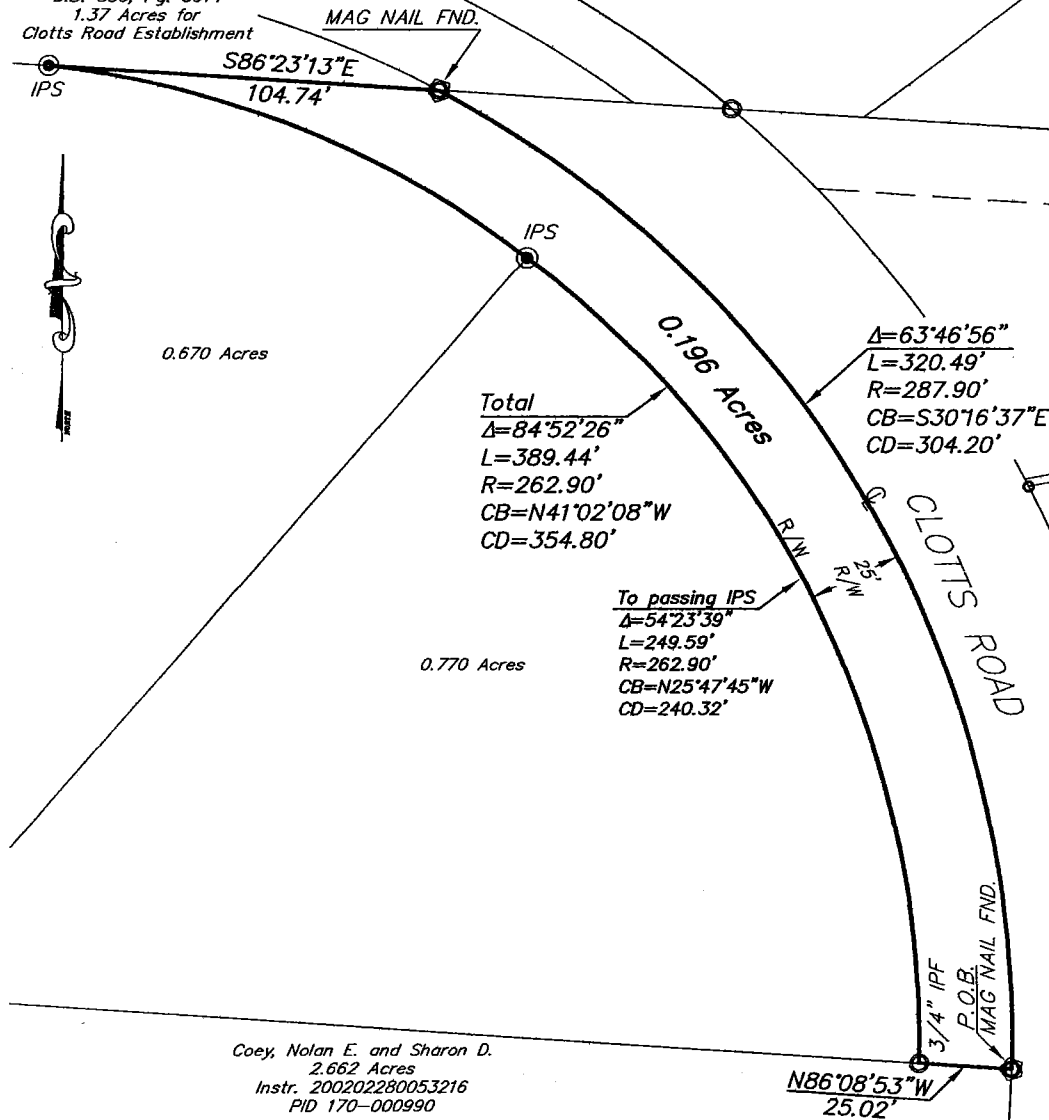
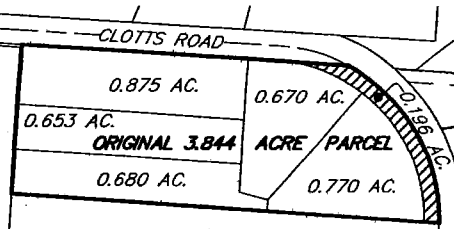
APPROVED by Planning Commission;  
City of Gahanna, Ohio;  
No Plat Required.  
Isobel L. Sherwood  
Isobel L. Sherwood, MMC  
Clerk of Council



# EXHIBIT of a 0.196 ACRE PARCEL

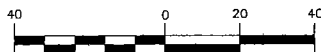
Situated in the County of Franklin,  
State of Ohio, the City of Gahanna,  
being part of Lot 3, Quarter Township 2,  
Township 1, Range 16, United States Military Lands,  
and being part of a 3.844 acre parcel of land  
conveyed to M&M Management Co.  
in Instrument Number 200905130068700

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



Coe, Nolan E. and Sharon D.  
2.662 Acres  
Instr. 200202280053216  
PID 170-000990

GRAPHIC SCALE



1 inch = 40 ft.

## BASIS OF BEARING

For the purpose of this exhibit a bearing of South 85°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 Pin's set are 3/4" x 30" Galvanized Iron Pipe with a plastic cap inscribed P.S. 8114.



Robert W. Martin 03/05/2013  
Robert W. Martin 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'