

DO NOT DETACH

 Instrument Number: 201908280110098 Recorded Date: 08/28/2019 9:01:37 AM		 Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov		Return To (Box): GAHANNA BOX	
Transaction Number: T20190052087 Document Type: DEED Document Page Count: 5				Box	
Submitted By (Walk-In): ROUTE LAW		Walk-In			
First Grantor: S K GAHANNA LLC				First Grantee: GAHANNA CITY OF	
Fees: Document Recording Fee: Additional Pages Fee: Total Fees: Amount Paid: Amount Due:		\$28.00 \$24.00 \$52.00 \$52.00 \$0.00		Instrument Number: 201908280110098 Recorded Date: 08/28/2019 9:01:37 AM	

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

AUG 28 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO



LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **S-K GAHANNA, LLC**, a Colorado limited company, "**Grantor**", for Ten Dollars (\$10.00) and other good and valuable consideration paid, does hereby grant with limited warranty covenants, to **THE CITY OF GAHANNA, OHIO, "Grantee"**, whose tax mailing address is 200 South Hamilton Road, Gahanna, OH 43230, the following real property situate in the City of Gahanna, County of Franklin, and State of Ohio:

SEE LEGAL DESCRIPTION AND SURVEY ATTACHED
HERETO AS EXHIBIT A1, EXHIBIT A2 & EXHIBIT B

Permanent Parcel No.: 025-011228-00 and 025-011235-00
Prior Instrument References: 201704270056926 and 201505260068251

The herein described property is conveyed subject to, taxes and assessments, reservations, easements, covenants, and exceptions, if any, as may appear of record, the Grantor releases to Grantee all rights of dower therein.

(Remainder of page left blank)

EXHIBIT A1

Boundary Survey Description 0.793 Acres South of Morse Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military District, being comprised of a portion of that 8.839 acre tract of land conveyed to S-K Gahanna LLC by deed of record in Instrument Number 201505260068251, containing **0.793 acres** and more particularly bounded and described as follows:

BEGINNING at FCGS monument number 6623 found in the centerline of Morse Road at the northeasterly corner of that 14.00 acre tract conveyed to Rollin E. Morgan and Monica Morgan Whitehead by deed of record in Instrument Numbers 200201080006868 and 201405050054990, the southeasterly corner of that 0.031 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201509280136101 and the southwesterly corner of that 0.301 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476 and the northwesterly corner of said 8.839 acre tract;

Thence **S 86° 49' 32" E**, with said centerline, with the southerly line of said 0.301 acre tract and partly with the southerly line of that 0.945 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201304050056010, a distance of **575.32 feet** to a mag nail found at the northeasterly corner of said 8.839 acre tract and the northwesterly corner of that 2.551 acre tract conveyed to S-K Gahanna LLC by deed of record in Instrument Number 201704270056926;

Thence **S 03° 02' 00" W**, with the easterly line of said 8.839 acre tract and the westerly line of said 2.551 acre tract, a distance of **60.00 feet** to an iron pin set;

Thence **N 86° 49' 32" W**, running parallel to the centerline of Morse Road and crossing said 8.839 tract, a distance of **575.86 feet** to an iron pin set in the, the easterly line of said 14.00 acre Morgan tract and the westerly line of said 8.839 acre tract;

Thence **N 03° 32' 47" E**, with the easterly line of said 14.00 acre tract and the westerly line of said 8.839 acre tract, a distance of **60.00 feet** to the **POINT OF BEGINNING**, containing 0.793 acres of land, more or less, of which 0.396 acre falls within the presently occupied right of way of Morse Road.

The above description was prepared by Advanced Civil Design, Inc. and is based on existing records and an actual field survey by Advanced Civil Design in May of 2017. A drawing of the above description has been prepared and is a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings described herein are based on the Ohio State Plane Coordinate system South Zone, NAD83 (1986 adjustment). control for bearings was from coordinates of Franklin County Monument numbers FCGS 6623 and FCGS 1959, having a bearing of S 86°49'32" E between said monuments.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock 7/10/17

Douglas R. Hock, P.S. 7661

0-37-1A

Split

0.793 ac

0.404

(0.25)

11228



EXHIBIT A2

Boundary Survey Description 0.411 Acres South of Morse Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military District, being comprised of a portion of that 2.551 acre tract of land conveyed to S-K Gahanna LLC by deed of record in Instrument Number 201704270056926, containing **0.411 acres** and more particularly bounded and described as follows:

Beginning for reference, at FCGS monument number 6623 found in the centerline of Morse Road at the northeasterly corner of that 14.00 acre tract conveyed to Rollin E. Morgan and Monica Morgan Whitehead by deed of record in Instrument Numbers 200201080006868 and 201405050054990, the southeasterly corner of that 0.031 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201509280136101 and the southwesterly corner of that 0.301 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476 and the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna LLC by deed of record in Instrument Number 201505260068251;

Thence **S 86° 49' 32" E**, along the northerly line of said 8.839 acre tract and with said centerline, with the southerly line of said 0.301 acre tract and partly with the southerly line of that 0.945 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201304050056010, a distance of **575.32 feet** to a mag nail found at the northwesterly corner of said 2.551 acre tract and the northeasterly corner of said 8.839 acre tract, and being the **POINT OF BEGINNING**;

Thence continuing **S 86° 49' 32" E**, with the centerline of Morse Road, the southerly line of said 0.945 acre tract and the northerly line of said 2.551 acre tract, a distance of **297.00 feet** to a mag nail found at the northwesterly corner of that 0.267 acre tract conveyed to Franklin County Commissioners by deed of record in Instrument Number 200608030153013 and the northeasterly corner of said 2.551 acre tract;

Thence **S 0° 11' 26" E**, with said westerly line, passing an iron pin found at 30.05 feet, a distance of **60.11 feet** to an iron pin found;

Thence **N 86° 49' 32" W**, running parallel to the centerline of Morse Road and crossing said 2.551 tract, a distance of **300.38 feet** to an iron pin set in the, the easterly line of said 8.839 acre tract and the westerly line of said 2.551 acre tract;

Thence **N 3° 02' 00" E**, with the easterly line of said 8.839 acre tract and the westerly line of said 2.551 acre tract, a distance of **60.00 feet** to the **POINT OF BEGINNING**, containing 0.411 acres of land, more or less, of which 0.205 acres falls within the presently occupied right of way of Morse Road.

The above description was prepared by Advanced Civil Design, Inc. and is based on existing records and an actual field survey by Advanced Civil Design in May of 2017. A drawing of the above description has been prepared and is a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings described herein are based on the Ohio State Plane Coordinate system South Zone, NAD83 (1986 adjustment). control for bearings was from coordinates of Franklin County Monument numbers FCGS 6623 and FCGS 1959, having a bearing of S 86°49'32" E between said monuments.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

0-37-A
split
0.411 acre
out
(0.25)
11235



ADVANCED CIVIL DESIGN, INC.

[Signature] 7/10/17

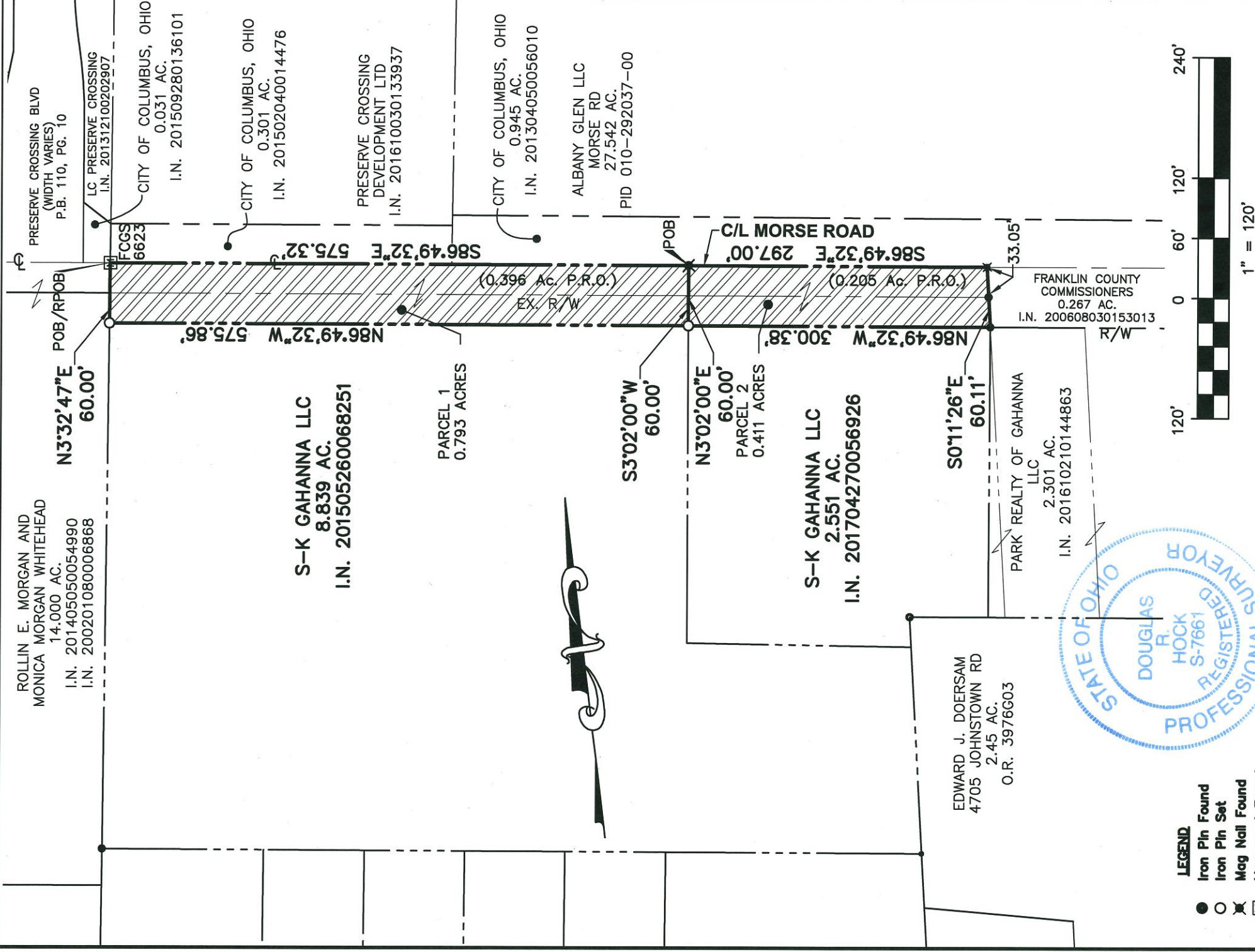
Douglas R. Hock, P.S. 7661



PARCELS SURVEY

**City of Gahanna, Franklin County, Ohio
Quarter Township 2, Township 1, Range 16,
United States Military District**

EXHIBIT B



Bearings are based on the Ohio State Plane Coordinate System per NAD83(NSRS 2007). Control for bearings was from coordinates of Franklin County Monument numbers FCGS 6623 and FCGS 1959, having a bearing of S 86°49'32"E between said monuments.

DRAWN BY: <i>JDW</i>	JOB NO.: <i>14-0006-565</i>
DATE: <i>07/07/2017</i>	CHECKED BY: <i>DRH</i>



ADVANCED

CIVIL DESIGN

SURVEYORS

Professional Surveyor No. 7661

Douglas R. Hock