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First Grantee:
COLUMBUS CITY OF

Fees:	
Document Recording Fee:	\$34.00
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TRANSFERRED

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MAY 18 2022

CONVEYANCE TAX
EXEMPT
A. JO
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

ODOT RE 74-08
Rev. 07/2020

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

Director's Deed

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, in connection with the maintenance and construction of the state highway system within Columbus, Ohio, the State of Ohio, Department of Transportation, acquired via Warranty Deed, Limited Access Easements or Final Judgement Entries, certain property rights from the following parcels:

PARCEL NO.	GRANTOR	RECORDING INFORMATION
62-LA	PUBLIC EMPLOYEES RETIREMENT BOARD OF OHIO	DB 2510, PG 486
345-LA	CITY OF COLUMBUS	DB 2402, PG 359
346-LA	ANNETTE PASTOR, ET AL	COMMON PLEAS CASE #215181
347-LA	CITY OF COLUMBUS	DB 2402, PG 355
348-LA	CITY OF COLUMBUS	DB 2402, PG 301
349-LA	CITY OF COLUMBUS	DB 2449, PG 604
350-LA	ANTOINETTE VARLEY, ET AL	COMMON PLEAS CASE #215071
351-LA	CITY OF COLUMBUS	DB 3167, PG 453
353-A-LA	CITY OF COLUMBUS	DB 3167, PG 456
353-LA	CITY OF COLUMBUS	DB 3167, PG 459
354-LA	CITY OF COLUMBUS	DB 2526, PG 184

WHEREAS, the Director of Transportation, after consulting with the Director of Natural Resources, has determined that the property described in Exhibit A ["Premises"] is not needed by the State of Ohio for highway or recreation purposes; and

WHEREAS, the Director of Transportation, State of Ohio, has determined that the City of Columbus, Ohio, is a political subdivision of the State of Ohio and therefore eligible under Section 5501.45 of the Ohio Revised Code to have the Premises conveyed to it upon such consideration as may be determined by the Director of Transportation to be fair and reasonable without competitive bidding; and

NOW THEREFORE, the State of Ohio, by Jack Marchbanks, Ph.D., Director of Transportation, pursuant to the provisions of Section 5501.45 the Ohio Revised Code, for the consideration of \$10.00, which is hereby acknowledged, does hereby release and forever Quitclaim unto the City of Columbus, Ohio, its successors and assigns forever, the Grantee herein, all of the rights, titles and interests the State of Ohio may have in and over the Premises more particularly described in Exhibit A attached hereto, public right of way of the City of Columbus.

IT IS PROVIDED FURTHER THAT pursuant to R.C. 5501.45(H), notwithstanding the foregoing conveyance, no private or public utility shall be required to move or relocate any of its facilities that may be located in or on the above described Premises and any such private or public utility shall have the right to continue its use or occupation of said Premises.

SIMULTANEOUS TO THIS CONVEYANCE, the State of Ohio, Department of Transportation does hereby reestablish the limited access line along the southern right of way line of Interstate 70, as follows:

Beginning at a Survey Mag Spike set on the baseline construction of Parsons Avenue as shown in Right of way plans FRA-70-14.48, PID No. 77370 prepared by DLZ Ohio for the Ohio Department of Transportation;

Thence North 03° 27' 30" East, following the baseline of Parsons Avenue, for a distance of 128.21 feet to a Survey Mag Spike set;

Thence following the reestablished limited access line as shown on said right of way plans for the following seven (7) courses and distances;

1. North 88° 56' 00" East, for a distance of 126.67 feet to an iron pin set;
2. Along the arc of a curve to the right having a radius of 744.70 feet, a delta of 17° 09' 34", a chord bearing of South 82° 29' 13" East, a chord distance of 222.20 feet, for an arc length of 223.03 feet to an iron pin set;
3. South 73° 54' 26" East, for a distance of 197.88 feet to an iron pin set;
4. Along the arc of a curve to the left having a radius of 926.43 feet, a delta of 13° 50' 22", a chord bearing of South 80° 49' 37" East, a chord distance of 223.23 feet, for an arc length of 223.77 feet to an iron pin set;
5. Along the arc of a curve to the left having a radius of 2,890.40, a delta of 04° 32' 49", a chord bearing of South 86° 00' 47" East, a chord distance of 229.32 feet for an arc length of 229.38 to a Survey Mag Spike set;
6. South 87° 32' 05" East, for a distance of 79.93 feet to a Survey Mag Spike set;

7. Along the arc of a curve to the right having a radius of 5,680.75 feet, a delta of $02^{\circ} 48' 27''$, a chord bearing of South $85^{\circ} 47' 43''$ East, a chord distance of 278.33 feet, for an arc length of 278.35 feet to a Survey Mag Spike set at an angle point along the existing LA Easement right of way, and the End Point as more particularly described in Exhibit B attached hereto, and as also shown on its FRA-70-14.48, PID 77370 highway plans. The property conveyed herein will be subject to restriction against any and all egress and ingress to said Interstate Route 70. This access restriction shall be perpetual and run with the land as an enforceable encumbrance.

IN TESTIMONY WHEREOF, I, Anthony Turowski, Interim District 6 Deputy Director, the duly authorized representative of Jack Marchbanks, Ph.D., Director of Transportation, pursuant to the provisions of Section 5501.45 of the Ohio Revised Code, for and in the name of the State of Ohio, have signed this instrument at Columbus, Ohio, on this the 16th day of May, 2022.

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION


JACK MARCHBANKS, PH.D., Director

By: Anthony Turowski, P.E.
Interim District 6 Deputy Director

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED, that on this the 16 day of May, 2022, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Anthony Turowski, District 6 Deputy Director, the duly authorized representative of Jack Marchbanks, Ph.D., Director of Transportation, who acknowledged the foregoing instrument to be the voluntary act and deed of the State of Ohio, Department of Transportation. No oath or affirmation was administered to Anthony Turowski with regard to the notarial act.

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



Stephen B. Ruble

NOTARY PUBLIC

My Commission expires: Aug 29, 2026

This form RE 74-08 was updated to conform to new notarial language requirements as per Revised Code 147.542.

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

EXHIBIT 'A'

Description of the Limited Access Easement Area North of Relocated Mooberry Street between Parsons Avenue and 18th Street

Situated in the City of Columbus, County of Franklin, State of Ohio, located in Section 15, Half Section 24, Township 5N, Range 22W of the Refugee Lands and being all of Lots 12 & 13, part of Lot 14 & Lot 15, all of Lots 21-28 as shown in The Heirs of Jeremiah Armstrong, decd, Addition to Columbus in Plat Book 1 page 284 and part of Lots 27 & 29, all of Lot 28, part of Lots 43 & 64 as shown in Livingston Park Addition in Plat Book 4 page 300, part of Parcel 5, 6 and 12 as shown in Children's Hospital Urban Renewal Plat A in Plat Book 43, page 17, part of Mooberry Street (formerly Donaldson St. by City Ord. 1614-65), part of two 20 foot and a 14 foot unnamed alleys, part of Garfield Avenue and part of Stauring Street as shown in said Livingston Park Addition and part of Stauring Street as shown in said Armstrong Addition and Parsons Avenue, originally dedicated as East Public Alley as dedicated in Deed Book "F" page 332 (destroyed by fire) replatted in Plat Book 3 page 247 also represented in Plat Book 14 page 27, all records on file at the Recorder's Office Franklin County, Ohio, and being more particularly described as follows:

Beginning at the southeasterly corner of said Lot 28 of said Armstrong Addition;

Thence North 86° 22' 32" West, following the southerly lines of said Lots 28-21, for a distance of 248.00 feet to an iron pin set at the southwesterly corner of said Lot 21;

Thence South 67° 02' 25" West, passing through a 20 foot dedicated in Plat Book 1, page 284, for a distance of 22.35 feet to an iron pin set on the easterly line of said Lot 15;

Thence North 86° 22' 32" West, passing through said Lot 15, for a distance of 109.92 feet to a Survey Mag Spike set;

Thence North 45° 14' 33" West, continuing through said Lot 15 and then through the right of way of Parsons Avenue, for a distance of 58.12 feet to a Survey Mag Spike set on the centerline of construction of Parsons Avenue as shown in Right of way plans FRA-70-14.48, PID No. 77370 prepared by DLZ Ohio for the Ohio Department of Transportation;

Thence North 03° 27' 30" East, following the baseline of Parsons Avenue, for a distance of 128.21 feet to a Survey Mag Spike set;

Thence following the reestablished LA Easement line as shown on said right of way plans for the following seven (7) courses and distances;

1. North 88° 56' 00" East, for a distance of 126.67 feet to an iron pin set;
2. Along the arc of a curve to the right having a radius of 744.70 feet, a delta of 17° 09' 34", a chord bearing of South 82° 29' 13" East, a chord distance of 222.20 feet, for an arc length of 223.03 feet to an iron pin set;
3. South 73° 54' 26" East, for a distance of 197.88 feet to an iron pin set;

4. Along the arc of a curve to the left having a radius of 926.43 feet, a delta of $13^{\circ} 50' 22''$, a chord bearing of South $80^{\circ} 49' 37''$ East, a chord distance of 223.23 feet, for an arc length of 223.77 feet to an iron pin set;
5. Along the arc of a curve to the left having a radius of 2,890.40, a delta of $04^{\circ} 32' 49''$, a chord bearing of South $86^{\circ} 00' 47''$ East, a chord distance of 229.32 feet for an arc length of 229.38 to a Survey Mag Spike set;
6. South $87^{\circ} 32' 05''$ East, for a distance of 79.93 feet to a Survey Mag Spike set;
7. Along the arc of a curve to the right having a radius of 5,680.75 feet, a delta of $02^{\circ} 48' 27''$, a chord bearing of South $85^{\circ} 47' 43''$ East, a chord distance of 278.33 feet, for an arc length of 278.35 feet to a Survey Mag Spike set at an angle point along the existing LA Easement right of way;

Thence through existing Mooberry Street for the following seven (7) courses and distances;

1. South $15^{\circ} 12' 43''$ West, for a distance of 19.46 feet to a point;
2. North $77^{\circ} 04' 52''$ West, for a distance of 48.11 feet to a point;
3. North $82^{\circ} 19' 58''$ West, for a distance of 37.30 feet to a point;
4. North $84^{\circ} 28' 45''$ West, for a distance of 99.38 feet to a point;
5. North $83^{\circ} 04' 59''$ West, for a distance of 128.75 feet to a point;
6. North $88^{\circ} 16' 02''$ West, for a distance of 260.36 feet to a point;
7. North $65^{\circ} 18' 02''$ West, for a distance of 15.19 feet to the southeasterly corner of said Lot 43;

Thence North $88^{\circ} 14' 39''$ West, following the southerly line of said Lot 43, for a distance of 133.09 feet to the southwesterly corner of said Lot 43;

Thence South $35^{\circ} 12' 42''$ West, through Garfield Avenue and passing an iron pin set at a distance of 59.93 feet, for a total distance of 90.70 feet to an iron pin set at the southeasterly corner of said Lot 29 and being within said Parcel 6 of Children's Hospital Urban Renewal Plat Area A;

Thence North $86^{\circ} 23' 54''$ West, passing through said Parcel 6 and 12, for a the following 143.44 feet to an iron pin set;

Thence South $85^{\circ} 31' 22''$ West, continuing through said Parcel 12, for a distance of 14.14 feet to the **Beginning**, and containing 93,998 square feet or 2.158 acres of land, more or less.

Description Acreage Breakdown:

1.044 acres within City of Columbus fee ownership (not dedicated/deeded ROW)
0.726 acres within dedicated/deeded right of way
0.280 acres within Annette Pastor's fee ownership
0.108 acres within Nationwide Children's Hospital fee ownership

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

All iron pin set are 5/8"x30" rebar with a 'MS CONS INC.' identifying cap.

LA Easement records:

The Heirs of Jeremiah Armstrong, decd, Addition to Columbus

- Lot 12: State of Ohio D.B. 2526 page 184
- Lots 13-14: State of Ohio D.B. 3167 page 456
- Lots 21-22: State of Ohio D.B. 3167 page 459
- Lots 23-24: State of Ohio D.B. 3167 page 453
- Lot 25: State of Ohio Franklin County Court of Common Pleas Case No. 215071
- Lot 26: State of Ohio D.B. 2449 page 604
- Lot 27: State of Ohio D.B. 2402 page 301
- Lot 28: State of Ohio D.B. 2402 page 355

Livingston Park Addition

- Lots 27-29: State of Ohio Franklin County Court of Common Pleas Case No. 215181
- Lot 43: State Of Ohio D.B. 2402 page 358
- Lot 64: State of Ohio D.B. 2510 page 486 (Fee: Parcel 62 WL)

The above description was prepared under the direction and supervision of Chad S. Snow, Registered Professional Surveyor No. 8559 and is based on an actual field survey performed in October, 2021.

Handwritten signature and date: 2/7/22



*New entry
1.044 acre
(City of Columbus, Ohio)
Adj. to
(010)
82626*



