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01/24/2006 8:24AM BXCITY ATTORN
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **HAYDEN'S RESERVE, L.P.**, "Grantor", an Ohio limited partnership, for valuable consideration given to it, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), to the Grantee, its successors and assigns forever, the following described real property:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 3453, being part of the 26.142 acre tract conveyed to Huntington Tower Associates, LLC by deed of record in Instrument Number 2005072201475574, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument No. 5179, found at the intersection of the centerline of Hayden Run Road and the centerline of Leppert Road, said monument being S 49° 24' 39" E, a distance of 202.81 feet from Franklin County Geodetic Survey Monument No. 5045;

The following courses and distances along the centerline of said Leppert Road:

S 40° 35' 37" W, a distance of 77.85 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 47° 16' 54", a radius of 250.00 feet, an arc length of 206.31 feet, and a chord which bears S 16° 57' 10" W, a chord distance of 200.50 feet, to a point of tangency, being in the line common to Virginia Military Survey Number 3453 and Virginia Military Survey Number 6366;

S 06° 41' 17" E, a distance of 813.60 feet, along the line common to said Virginia Military Survey Numbers 3453 and 6366, to the northwesterly corner of the 0.435 acre tract conveyed to Franklin County Commissioners by deed of record in Deed Book 3314, Page 15;

Thence N 83° 18' 43" E, a distance of 20.00 feet, along the northerly line of said 0.435 acre tract, to the northeasterly corner thereof, being in the easterly right-of-way line of said Leppert Road;

Thence S 18° 46' 58" E, a distance of 95.45 feet, along said easterly right-of-way line, and an easterly line of said 0.435 acre tract, to an iron pin set at the True Point Of Beginning;

The following courses and distances across said 26.142 acre tract:

N 06° 41' 17" W, a distance of 74.07 feet, to an iron pin set;

N 67° 00' 32" E, a distance of 31.26 feet, to an iron pin set;

S 64° 06' 52" E, a distance of 118.74 feet, to an iron pin set;

S 68° 00' 52" E, a distance of 56.98 feet, to an iron pin set;

S 70° 46' 10" E, a distance of 129.16 feet, to an iron pin set;

TRANSFERRED

JAN 23 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

900924

CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

S 84° 21' 27" E, a distance of 370.46 feet, to an iron pin set;
N 15° 09' 06" E, a distance of 87.04 feet, to an iron pin set;
S 88° 15' 54" E, a distance of 24.23 feet, to an iron pin set;
S 02° 55' 35" E, a distance of 92.67 feet, to an iron pin set;
S 62° 45' 33" E, a distance of 111.92 feet, to an iron pin set;
N 44° 14' 27" E, a distance of 243.23 feet, to an iron pin set;
N 78° 54' 06" E, a distance of 127.81 feet, to an iron pin set;
S 66° 05' 54" E, a distance of 76.29 feet, to an iron pin set;
S 86° 05' 54" E, a distance of 208.00 feet, to an iron pin set in the line common to said 26.142 acre tract and the 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882, Page 415;

Thence S 06° 05' 54" E, a distance of 336.26 feet, (passing a 3/4" iron pipe at 235.65 feet) along the easterly line of said 26.142 acre tract, and the westerly lines of said 4.752 acre tract and the 6.099 acre tract conveyed to William E. and Kay L. Storts by deed of record in Official Record 8625, J-01, to an iron pin set at a common corner of said 26.142 and 6.099 acre tracts, being in the line common to said Virginia Military Survey 3453 and Virginia Military Survey 3543;

Thence S 87° 45' 43" W, a distance of 950.18 feet, (passing a 3/4" iron pipe at 89.48 feet) with the southerly line of said 26.142 acre tract, the northerly lines of said 6.099 acre tract and the 79.484 acre tract conveyed to Investors Realty LLC by deed of record in Instrument Number 200311050354616, and the line common to said Virginia Military Surveys 3453 and 3543, to an iron pin set at a common corner of said 26.142 acre tract and the 2.506 acre tract conveyed to Phyllis J. and Charles E. Walken by deed of record in Instrument Number 200007200143380;

The following courses and distances along the lines common to said 26.142 and 2.506 acre tracts:

N 07° 22' 49" W, a distance of 72.85 feet, to an iron pin set;

N 13° 40' 51" E, a distance of 88.38 feet, to a 3/4" iron pipe found;

Thence N 73° 29' 23" W, a distance of 496.95 feet, along a southerly line of said 26.142 acre tract, the northerly lines of said 2.506 and 0.435 acre tracts, and the easterly right-of-way line of said Leppert Road, to an iron pin set;

Thence N 18° 46' 58" W, a distance of 47.73 feet, along the line common to said 26.142 and 0.435 acre tracts, being said easterly right-of-way line, to the True Point Of Beginning, **containing 8.042 acres** of land, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System – South Zone per NAD83 (1986 Adjustment). Control for bearings was derived from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing between them of N 88° 53' 20" E, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

EMH&T, Inc., Robert L. Clay, Professional Surveyor 8121, 5/20/05.

Franklin County Tax Parcel No. 450-266724 and 450-266725.
Prior Instrument Reference: Instrument Number 200512280272351,
Recorder's Office, Franklin County, Ohio.

0-60 B ALL OF
(450) 266724
279113 266725
279114 266724
BB

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 17 day of January 2006.

HAYDEN'S RESERVE, L.P.
an Ohio limited partnership

060 B
ALL OF
(450)
266724
& 266725



BB
1/23/06

Stephen T. Newcomb
Stephen T. Newcomb, Vice President
Leppert Investments, Inc.
an Ohio corporation, General Partner

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 17 day of January 2006 the foregoing instrument was acknowledged before me by Stephen T. Newcomb, Vice President, Leppert Investments, Inc., an Ohio corporation, on behalf of Hayden's Reserve, L.P., an Ohio limited partnership.

(seal)

Anthony J. Wonderly
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (12-29-05) revised (1-17-06)
Real Estate Attorney
Real Estate Division
For: Department of Recreation & Parks
Re: Z-03-020, Ordinance No. 1388-2004.



ANTHONY J. WONDERLY
Notary Public, State of Ohio
My commission expires 04/25/2009



EVANS, MIECHWART, HAMBLETON & TILTON, INC.
170 MILL STREET, GAHANNA, OHIO 43230
TELEPHONE (614) 471-5150 - FACSIMILE (614) 471-9286

SURVEY OF ACREAGE PARCEL VIRGINIA MILITARY SURVEY No. 3453 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: May 20, 2005

Scale: 1" = 200'

Job No: 2005-0051

LINE	BEARING	DISTANCE
L1	S40°35'37"W	77.85'
L2	S18°46'58"E	95.45'
L3	N06°41'17"W	74.07'
L4	N67°00'32"E	31.26'
L5	S64°06'52"E	118.74'
L6	S68°00'52"E	56.98'
L7	S70°46'10"E	129.16'
L8	N15°09'06"E	87.04'
L9	S88°15'54"E	24.23'
L10	S02°55'35"E	92.67'
L11	S62°45'33"E	111.92'
L12	N78°54'06"E	127.81'
L13	S66°05'54"E	76.29'
L14	N07°22'49"W	72.85'
L15	N13°40'51"E	88.38'
L16	N18°46'58"W	47.73'

CURVE	DELTA	RADIUS	CH BRG	CH	ARC
C1	47°16'54"	250.00'	S16°57'10"W	200.50'	206.31'

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System - South Zone per NAD83 (1986 adjustment). Control for bearings was derived from coordinates of monuments FCGS 8876 & FCGS 2221, having a bearing between them of North 88°53'20" East, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

Franklin County
Commissioners
0.435 Ac.
D.B. 3314, Pg. 15

Huntington Tower
Associates, LLC
0.795 Ac.
I.N. 200501050003640

Washington Township
Norwich Township

Huntington Tower Associates, LLC
26.142 Ac.
I.N.

Juanita J. Huffman
4.752 Ac.
D.B. 2882, Pg. 415

Phyllis J. &
Charles E. Walken
2.506 Ac.
I.N. 200007200143380

City of Columbus
City of Hilliard
Investors Realty LLC
79.484 Ac.
I.N. 200311050354616

William E. &
Kay L. Starts
8.099 Ac.
O.R. 8625 J01

GRAPHIC SCALE
(IN FEET)



By Robert L. Clay May 20, 2005
Professional Surveyor No. 8121