



DO NOT DETACH

 <p>Instrument Number: 202511210134533 Recorded Date: 11/21/2025 8:05:31 AM</p>  <p>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</p>	<p>Return To (Box): CITY ATTORNEY BOX/REAL ESTATE DIV.</p> <p style="text-align: right;">Box</p>										
<p>Transaction Number: T20250092306 Document Type: DEED Document Page Count: 6</p>											
<p>Submitted By (Walk-In): CITY ATTORNEY 'S OFFICE/REAL ESTATE</p> <p style="text-align: right;">Walk-In</p>											
<p>First Grantor: CONFLUENCE DEVELOPMENT LLC</p>	<p>First Grantee: COLUMBUS CITY OF</p>										
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$32.00</td></tr><tr><td>Total Fees:</td><td>\$66.00</td></tr><tr><td>Amount Paid:</td><td>\$66.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$34.00	Additional Pages Fee:	\$32.00	Total Fees:	\$66.00	Amount Paid:	\$66.00	Amount Due:	\$0.00	<p>Instrument Number: 202511210134533 Recorded Date: 11/21/2025 8:05:31 AM</p>
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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.

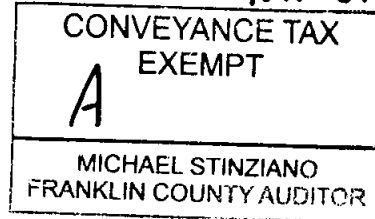
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

NOV 19 2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

9011031



LIMITED WARRANTY DEED
(R.C. § 5302.07)

KNOW ALL PERSONS BY THESE PRESENTS THAT **CONFLUENCE DEVELOPMENT, LLC**, a Delaware limited liability company. ("Grantor"), for One Dollar (\$1.00) and other good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the **CITY OF COLUMBUS, OHIO**, a municipal corporation, (the "Grantee"), whose tax mailing address is Real Estate Management Office (Mortgage Code 9000), 90 West Broad Street, Room 425, Columbus, Ohio 43215, does forever grant to Grantee, its successors and assigns, all right, title, interest, and estate to the following described real property (the "Property") in fee simple absolute with all limited warranty covenants under Ohio Revised Code, Section 5302.07:

PARCEL 4-WD2
0.052 ACRE +/-

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described in the attached, **Exhibit-A**, which is fully incorporated and made a part hereof.

<u>Franklin County Tax Parcel(s):</u>	Split & R/W drop from 010-300555
<u>Prior Record Reference(s):</u>	Ins. No. 202011130180259
	Recorder's Office, Franklin County, OH
<u>Property Address:</u>	Nordecke Drive, Columbus OH 43215

TERMS & CONDITIONS

1. This Limited Warranty Deed and all of its provisions are covenants forever (i) burdening, benefitting, and running with the land of the Property in its chain-of-title, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective, applicable beneficiaries, heirs, administrators, executors, successors, and assigns.

2. Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee.

[REMAINDER OF PAGE INTENTIONALLY BLANK: "GRANTOR'S EXECUTION" BEGINS ON NEXT PAGE]

GRANTOR'S EXECUTION

In witness whereof, Grantor, **CONFLUENCE DEVELOPMENT, LLC**, a Delaware limited liability company, by its duly authorized representative Joshua Glessing, who represents and warrants personally possessing legal authority and capacity to acknowledge this Limited Warranty Deed on behalf of Grantor, does voluntarily acknowledge this Limited Warranty Deed on behalf of Grantor on this 22 day of October, 2025.

CONFLUENCE DEVELOPMENT, LLC,
a Delaware limited liability company

By: Joshua Glessing [Signature]

Print Name: Joshua Glessing

Print Title: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

State of Ohio
County of Franklin. SS:

The forgoing instrument was acknowledged before me this 22 day of October, 2025 by Joshua Glessing, of, **CONFLUENCE DEVELOPMENT, LLC**, a Delaware limited liability company, on behalf of the limited liability company



CAROLINE BREGA
Notary Public, State of Ohio
Commission #: 2025-RE-895087
My Commission Expires 09/30/2030

Caroline Brega
Notary Public
Commission Expiration Date: 9/30/2030

INSTRUMENT PREPARED BY:
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: JEFF BENNINGTON, ASSISTANT CITY ATTORNEY
DATE: JUL 7, 2025
FOR: PUBLIC SERVICE (STEVE SCHMIDT)
RE: CONFLUENCE VILLAGE - TEMPORARY EASEMENT
JDR

[REMAINDER OF PAGE INTENTIONALLY BLANK; "EXHIBIT-A" BEGINS ON NEXT PAGE]

COC WD

EXHIBIT A

Date 07/01/25

Page 1 of 3

Rev 4-6-22



Plan No. E4071

PARCEL 4-WD2**0.052 ACRE TRACT****ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING
DESCRIBED PROPERTY****WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS****IN THE NAME AND FOR THE USE OF****CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 8 and 9, Township 5, Range 22, Scofield's Survey of the Refugee Lands, being part of Lot Number Four (4) in Confluence Village as the same is numbered and delineated upon the recorded plat, thereof, of record in Plat Book 127 Page 62-65, as conveyed to West End Development, LLC in Instrument Number 20190310145389 and Instrument Number 20190310145390, now known as in the name of Confluence Development, LLC, as described in Instrument Number 202011130180259, all references are on file in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a 8" mag spike found at the original centerline of Right-of-Way intersection of Columbus Crew Way (R/W Varies) and Nordecke Drive (R/W Varies), formerly known as Jaeger Bend Drive by Ordinance 1793-2021, as delineated in the record plat of said Confluence Village;

Thence with the centerline of Right-of-Way of said Nordecke Drive, the following two (2) courses:

1. With a curve to the left having a radius of 503.50 feet, an arc length of 124.56 feet, a central angle of 14°10'29", a chord bearing of South 63°45'36" West and a chord distance of 124.25 feet to a point;
2. South 56°40'22" West, a distance of 13.87 feet to a point;

COCARD

EXHIBIT A

Thence North $33^{\circ}19'38''$ West, leaving a perpendicular to said centerline of Right-of-Way, a distance of 29.00 feet to the south line of said Lot 4 and the southwesterly corner of a 0.014 acre tract of land in the name of the City of Columbus, Ohio as described in Instrument Number 202110070181639, said corner being in the northerly Right-of-Way line of said Nordecke Drive and referenced by a 5/8" capped iron rebar stamped "OHM" found bearing South $63^{\circ}29'47''$ West a distance of 0.12 feet, also being the **True Place of Beginning** for the tract of land herein being described;:

Thence **South $56^{\circ}40'22''$ West**, with said northerly Right-of-Way line, a distance of **481.39 feet** to an iron pin set at the southwesterly corner of said Lot 4 and the intersection of said northerly Right-of-Way line and the westerly Right-of-Way line of Neiland Avenue (R/W Varies – formerly Edge of River Drive by Ordinance 1793-2021, being in the easterly line of a certain tract of land in the name of the City of Columbus, Ohio as dedicated in Plat Book 6 Page 8-A;

Thence **North $33^{\circ}17'26''$ West**, with the easterly line of said City of Columbus, Ohio tract and the westerly line of said Lot 4, a distance of **4.65 feet** to an iron pin set;

Thence **North $56^{\circ}40'22''$ East**, through said Lot 4, a distance of **488.30 feet** to a mag nail set in the westerly line of said 0.014 acre tract and the northerly Right-of-Way line of said Nordecke Drive;

Thence with said northerly Right-of-Way line, a curve to the right having a **radius of 7.58 feet**, an **arc length of 8.81 feet**, a **central angle of $66^{\circ}37'26''$** , a **chord bearing of South $22^{\circ}42'39''$ West** and a **chord distance of 8.33 feet** to the **True Place of Beginning**, containing 0.052 acres, more or less.

The above described area includes 0.052 acres, more or less, within Franklin County Auditor's Permanent Parcel Number 010-300555-00.

Subject to all legal right of way and/or easements, if any of previous record.

Bearings herein are based on the portion of the centerline of Right-of-Way of Nordecke Drive, formerly Jaeger Bend Drive by Ordinance 1793-2021, having a bearing of South $56^{\circ}40'22''$ West as stated on the plat of Confluence Village of record in Plat Book 127 Page 62-65

Iron pins set are 5/8" iron rebar, 30" long with yellow plastic identification caps stamped "OHM – KING 8798".

COC WD

EXHIBIT A

This description is based on an actual field survey in August 2024 by OHM Advisors and was created under the direction and supervision of Ryan M. King, Registered Surveyor No. S-8798.

Ryan King 7/11/2025

Ryan M. King

Date

Registered Surveyor No. S-8708



Split

0.052 acre

out of

010

300555

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

BY: *ASS/MRB*

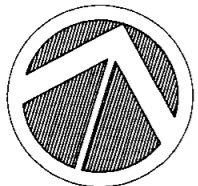
DATE: *025/25*

11/18/2025

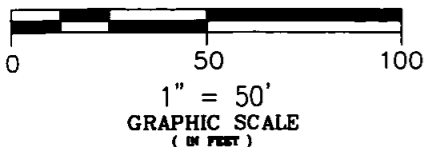


RIGHT OF WAY EXHIBIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS HALF SECTION 8 AND 9, TOWNSHIP 5, RANGE 22, SCOFIELD'S SURVEY OF THE REFUGEE LANDS, BEING PART OF LOT NUMBER FOUR (4), IN CONFLUENCE VILLAGE AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT, THEREOF, OF RECORD IN PLAT BOOK 127, PAGE 62-65, AS CONVEYED TO WEST END DEVELOPMENT, LLC IN INSTRUMENT NUMBER 20190310145389 AND INSTRUMENT NUMBER 20190310145390, NOW KNOWN AS IN THE NAME OF CONFLUENCE DEVELOPMENT, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 202011130180259, ALL REFERENCES ARE ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



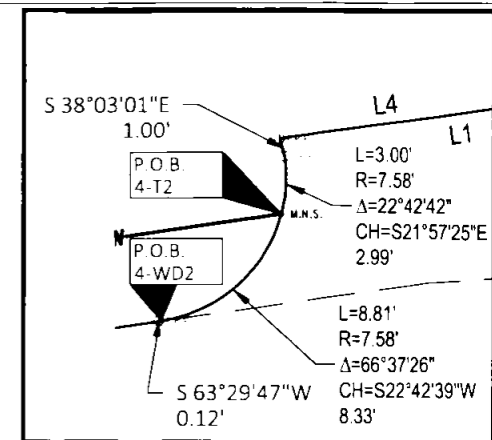
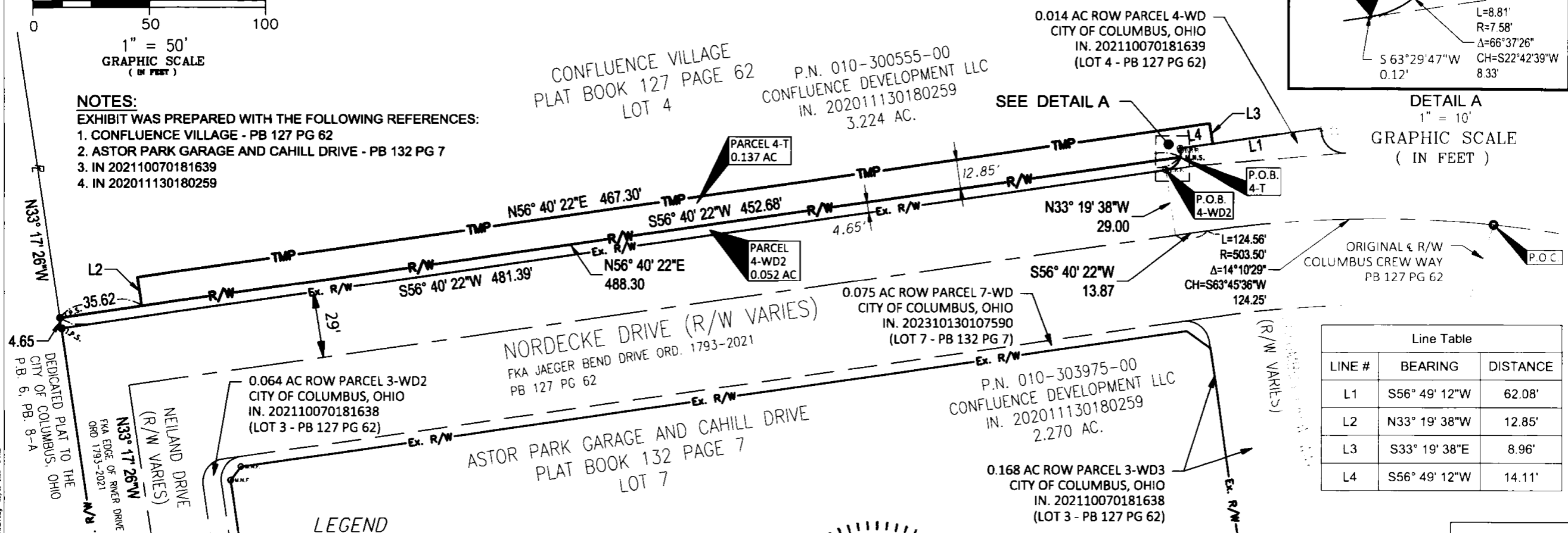
NORTH



NOTES:

EXHIBIT WAS PREPARED WITH THE FOLLOWING REFERENCES:

1. CONFLUENCE VILLAGE - PB 127 PG 62
2. ASTOR PARK GARAGE AND CAHILL DRIVE - PB 132 PG 7
3. IN 202110070181639
4. IN 202011130180259



DETAIL A
1" = 10'
GRAPHIC SCALE
(IN FEET)

Line Table		
LINE #	BEARING	DISTANCE
L1	S56° 49' 12"W	62.08'
L2	N33° 19' 38"W	12.85'
L3	S33° 19' 38"E	8.96'
L4	S56° 49' 12"W	14.11'

LEGEND

- | | | | |
|--|-------------------------|--|--|
| | EX FEE RIGHT OF WAY | | POINT OF COMMENCEMENT |
| | CENTERLINE RIGHT OF WAY | | POINT OF BEGINNING |
| | PR FEE RIGHT OF WAY | | 5/8" x 30" IRON PIN SET WITH CAP STAMPED "OHM" |
| | PR TEMPORARY EASEMENT | | 5/8" x 30" IRON PIN FOUND WITH CAP STAMPED "OHM" |
| | PROPERTY LINE | | MAG NAIL FOUND |
| | 8" MAG SPIKE FOUND | | MAG NAIL FOUND |

BASIS OF BEARINGS

BEARINGS SHOWN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011) PER GPS OBSERVATIONS PERFORMED IN AUGUST 2024 UTILIZING ODOT VRS, AND HOLDING THE CENTERLINE OF RIGHT-OF-WAY OF NORDECKE DRIVE AS NORTH 56°40'22" EAST



SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY, ON THE GROUND, AND THAT THIS PLAT REPRESENTS GRAPHICALLY, IN SO FAR AS IS POSSIBLE, THE RESULTS OF SAID SURVEY. MADE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4733.37 OF THE OHIO ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

RYAN M. KING S-8798 *[Signature]* 9/18/2025 DATE