

200603060041348
Pgs: 4 \$44.00 T20060016452
03/06/2006 8:12AM BXCITY ATTORN
Robert G. Montgomery
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **VILLAGE COMMUNITIES CORPORATION**, "Grantor", an Ohio corporation, 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, for all park and conservation purposes, the following described real property:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 3, Township 2, Range 16, United States Military Lands, containing 3.518 acres of land, more or less, said 3.518 acre tract being a part of that 14.301 acre tract of land described in the deed to Village Communities Corporation, of record in Instrument No. 20006300129777, and part of that 5.011 acre tract of land described in the deed to Village Communities Corporation, of record in Instrument No. 20007030131066, both being of record at the Recorder's Office, Franklin County, Ohio, said 3.518 acre tract being more particularly described as follows:

Beginning for reference at an aluminum cap set in concrete (Franklin County Monument FCGS 6624) at the centerline intersection of Harlem Road and Warner Road as said intersection is shown on the Centerline Survey Plat of Warner Road on file in the Franklin County Engineer's Office; thence N 89° 03' 02" W, with the centerline of said Warner Road, a distance of 1586.04 feet to an angle point; thence N 89° 10' 00" W, with the centerline of said Warner Road, a distance of 1158.43 feet to a point; thence S 0° 50' 00" W, a distance of 45.00 feet to a ¾ inch (I.D.) iron pipe set at the True Point Of Beginning, said true point of beginning being in the southerly right-of-way line of Warner Road and being in the northerly line of said 14.301 acre tract of land;

Thence, from said true point of beginning, S 01° 24' 37" E, a distance of 690.00 feet to a ¾ inch (I.D.) iron pipe set;

Thence S 38° 54' 38" E, a distance of 192.75 feet to a ¾ inch (I.D.) iron pipe set;

Thence S 01° 24' 37" E, a distance of 364.14 feet to a ¾ inch (I.D.) iron pipe set in the southerly line of said 5.011 acre tract and in the northerly line of that 112.359 acre tract of land and described in the deed to Yearling Holding Company, of record in Official Record 24264, B-07, Recorder's Office, Franklin County, Ohio;

Thence S 88° 07' 44" W, with the southerly line of said 5.011 acre tract and with the northerly line of said 112.359 acre tract, passing a solid iron pin found at a distance of 119.89 feet, a total distance of 148.98 feet to a point in the center of Rocky Fork Creek, the same being the southwestern most corner of said 5.011 acre tract and in the easterly line of that 21.952 acre tract of land referred to

9 02835

CONVEYANCE TAX
EXEMPT
A [Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED

MAR 3 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

as Parcel Two and described in the Certificate of Transfer Case No. 293575 to Helen A. Scamahorn, of record in Deed Book 3477, Page 65, Recorder's Office, Franklin County, Ohio;

Thence northerly, with a westerly line of said 5.011 acre tract, a westerly line of said 14.301 acre tract, and with an easterly line of said 21.952 acre tract, the same being the centerline of Rocky Fork Creek, the following eleven (11) courses and distances:

1. N 16° 58' 46" W, a distance of 93.46 feet to a point;
2. N 53° 14' 12" E, a distance of 165.00 feet to a point;
3. N 06° 47' 35" E, a distance of 50.00 feet to a point;
4. N 19° 51' 04" W, a distance of 51.10 feet to a point;
5. N 23° 03' 04" W, a distance of 100.00 feet to a point;
6. N 44° 03' 04" W, a distance of 190.00 feet to a point;
7. N 40° 03' 04" W, a distance of 200.00 feet to a point;
8. N 00° 03' 04" W, a distance of 100.00 feet to a point;
9. N 44° 56' 56" E, a distance of 205.00 feet to a point;
10. N 32° 03' 04" W, a distance of 180.00 feet to a point;
11. N 10° 54' 13" E, a distance of 148.08 feet to a point in the

southerly right-of-way line of said 21.952 acre tract and being a northwesterly corner of said 14.301 acre tract of land;

Thence S 89° 10' 00" E, with the southerly right-of-way line of said Warner Road, the northerly line of said 14.301 acre tract, a distance of 131.18 feet to the True Point Of Beginning, and **containing 3.518 acres** of land, more or less.

We hereby state that the foregoing description prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in January of 2000.

The bearings given in the foregoing description correspond to the bearing of S 89° 10' 00" E as given for the centerline of said Warner Road and described in the deed of Robert Leland Branscom and Bella R. Branscom, of record in Deed Book 2516, Page 611.

Bauer, Davidson & Merchant, Inc., Robert B. Stover, P.S. #7244.

Franklin County Tax Parcel No. 545-199402 and 010-253316.

Prior Instrument Reference: Instrument Nos. 20006300129777 and 20007030131066, Recorder's Office, Franklin County, Ohio.

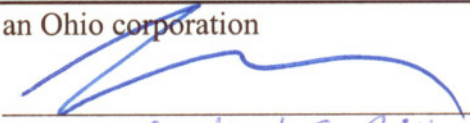
The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 20th day of FEBRUARY 2006.

ALL of
(545)
199402
?
(010)
253316



VILLAGE COMMUNITIES CORPORATION

an Ohio corporation


Print Name: Rowland S. Giller III
Title: PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

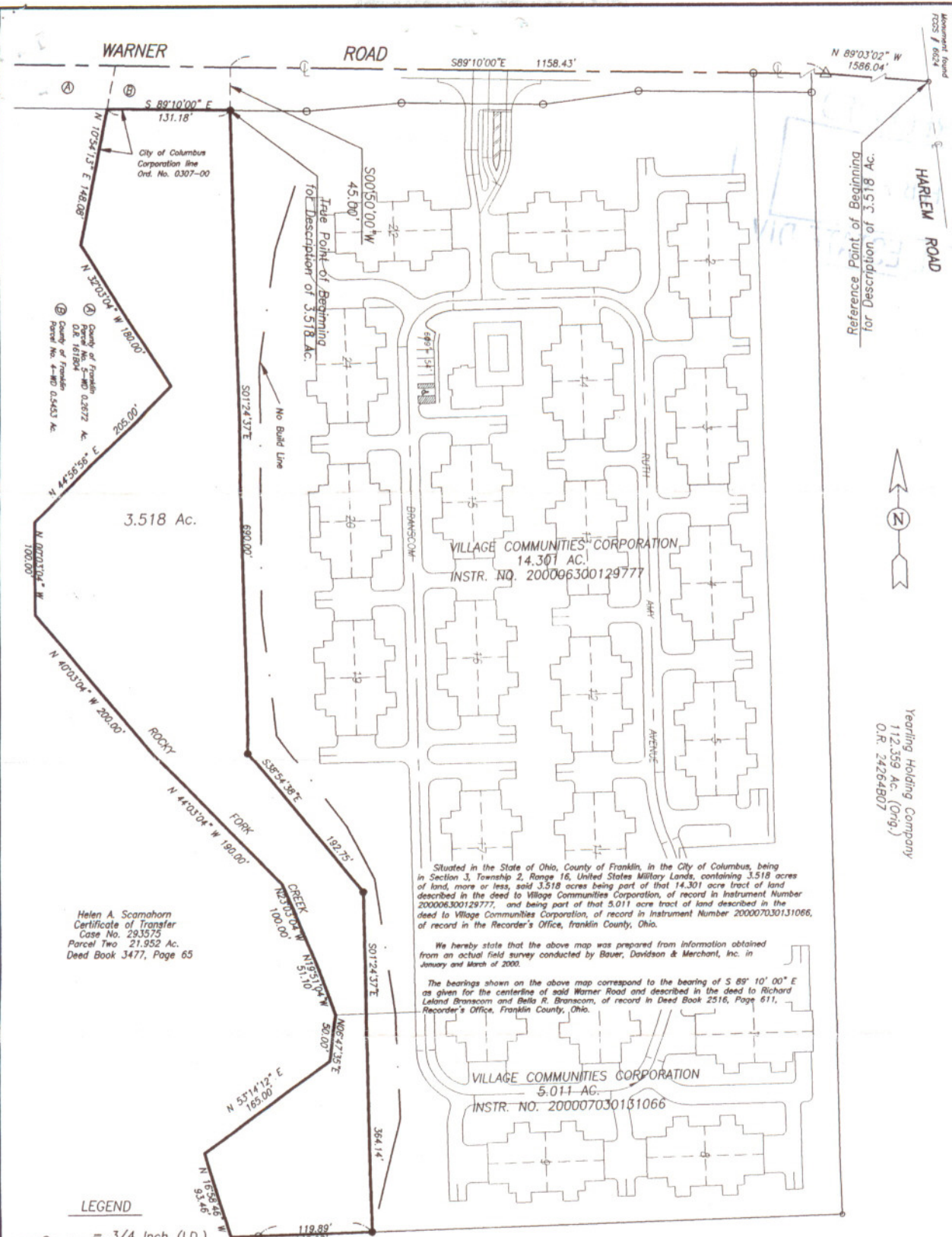
BE IT REMEMBERED, that on this 20th day of February 2006
the foregoing instrument was acknowledged before me by Rowland S. Giller III,
PRESIDENT, on behalf of Village Communities Corporation, an Ohio corporation.



KARA L. LIVOTI
Notary Public, State of Ohio
My Commission Expires 07-28-10

Kara L. Livoti-Perry
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Piepiow (2-9-06)
Real Estate Attorney
Real Estate Division
For: Department of Recreation & Parks
Re: Ordinance No. 261-96, Zoning Z-95-098



BOUNDARY SURVEY MAP OF 3.518 ACRES OF LAND LOCATED WEST OF HARLEM ROAD AND SOUTH OF WARNER ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By *Robert B. Stover*

Robert B. Stover
Professional Surveyor No. 7244



BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43066
(614) 846-3393
Order No. 395-99

Yearling Holding Company
112.359 Ac. (Orig.)
O.R. 24264B07

Helen A. Scamhorn
Certificate of Transfer
Case No. 293575
Parcel Two 21.352 Ac.
Deed Book 3477, Page 65

City of Columbus Corporation line
Ord. No. 0307-00

County of Franklin
Ord. No. 4-80 02672 Ac.

County of Franklin
Parcel No. 4-80 02643 Ac.



Joseph W. Testa
Auditor, Franklin County, Ohio

Geographic Information System

PID: 545-199402
City Of Columbus Ohio
5511 Warner Rd, Columbus, OH 43081-9391

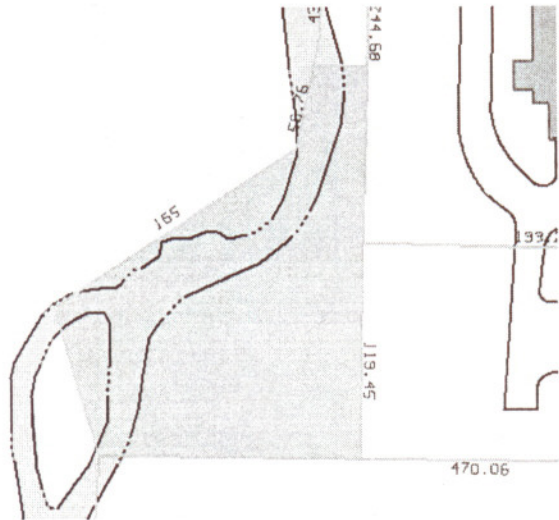


Image Date: Mon May 22 11:55:59 2006

Image Date: 2/24/2004 3:44:42 PM

Owner Name CITY OF COLUMBUS OHIO

Site Address 5511 WARNER RD
Mail Address CITY OF COLUMBUS
ANN KELLY REAL ESTATE
109 N FRONT ST LL
COLUMBUS OH 43215-9000

Tax District COLUMBUS-PLAIN L.S.D.
Description HARLEM RD
R16 T2 1/4T3
0.621 ACRES

Transfer Date 03/03/2006
Sale Amount \$0
Year Built Not Available

Auditor's Map O075B 011.02
Neighborhood 51.01
School Name Plain LSD
Annual Taxes \$19.30

Auditor's Appraised Values

Land	\$1,000	Exempt Land	\$0
Building	\$0	Exempt Building	\$0
Total	\$1,000	Exempt Total	\$0

Assessed Acreage 0.62
Landuse 501 - Other Residential
CAUV \$0
Homestead
Property Class Residential
Number of Cards 1

Building Information

Rooms	0	Baths	0	Square Feet	0.0	Fireplaces	
Bedrooms	0	Half Baths	0	Air Cond.		Stories	0.0

Disclaimer This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



Joseph W. Testa
Auditor, Franklin County, Ohio

Geographic Information System

PID: 010-253316
City Of Columbus Ohio
5389 Warner Rd, Columbus, OH 43081

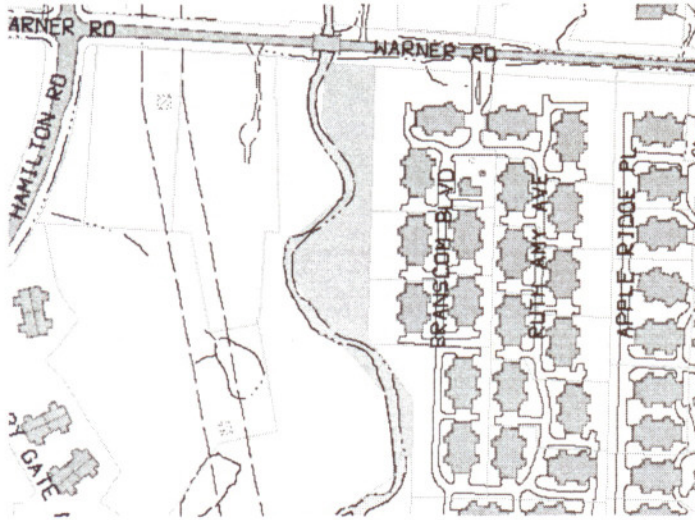


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010-253316-00 02/24/2004

Image Date: 2/24/2004 3:17:19 PM

Owner Name CITY OF COLUMBUS OHIO

Transfer Date 03/03/2006

Sale Amount \$0

Year Built Not Available

Site Address 5389 WARNER RD

Mail Address CITY OF COLUMBUS
ANN KELLY REAL ESTATE
109 N FRONT ST LL
COLUMBUS OH 43215-9000

Auditor's Map O075A 007.00

Neighborhood 51.01

School Name City of Columbus

Annual Taxes \$51.26

Tax District CITY OF COLUMBUS
Description HARLEM RD
R16 T2 1/4T3 LOT 8
2.1587ACRES

Auditor's Appraised Values

Land	\$3,400	Exempt Land	\$0
Building	\$0	Exempt Building	\$0
Total	\$3,400	Exempt Total	\$0

Assessed Acreage	2.16
Landuse	501 - Other Residential
CAUV	\$0
Homestead	
Property Class	Residential
Number of Cards	1

Building Information

Rooms	0 *	Baths	0	Square Feet	0.0	Fireplaces	
Bedrooms	0	Half Baths	0	Air Cond.		Stories	0.0

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