

DO NOT DETACH



Instrument Number: 202504010032169
Recorded Date: 04/01/2025 12:15:19 PM



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

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Transaction Number: T20250022541

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Submitted By (Walk-In):

CITY ATTORNEY BOX/REAL ESTATE DIV.
77 NORTH FRONT STREET
4TH FLOOR
COLUMBUS, OH 43215

Walk-In

First Grantor:

ANTHONY M ROSEBORO , TR

First Grantee:

COLUMBUS CITY OF

Fees:

Document Recording Fee:	\$34.00
Additional Pages Fee:	\$16.00
Marginal Reference Fee:	\$4.00
Total Fees:	\$54.00
Amount Paid:	\$54.00
Amount Due:	\$0.00

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OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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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

MAR 31 2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

9000 2789
CONVEYANCE TAX EXEMPT
A
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

QUITCLAIM DEED

(R.C. 5302.11)

KNOW ALL PERSONS BY THESE PRESENTS that **ANTHONY M. ROSEBORO, TRUSTEE**, "Grantor", for good and valuable consideration given by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000, 90 West Broad Street, Real Estate Management Office, Room 425, Columbus, Ohio 43215, does hereby quitclaim unto said Grantee, its successors and assigns, the following described real property:

0.062
0.62 Acres

(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel(s): 010-004342

Prior Record Reference(s):

202504010032168

Recorder's Office, Franklin County, OH

Property Address(es):

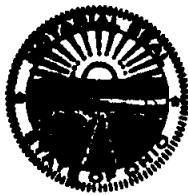
0000 E. Spring St., Columbus, Ohio 43215

The Grantor, has caused this instrument to be executed and subscribed this 17th day of March 2025.


Anthony M. Roseboro, Trustee

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 17th day of March 2025, the foregoing instrument was acknowledged before me by Anthony M. Roseboro, Trustee.



William J. Lester
Notary Public, State of Ohio
My Commission Expires 12-30-2029


Notary Public
Commission Expiration Date: 12-30-2029

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Jeff Bennington (3.14.2025)
Real Estate Attorney
Real Estate Division
For: E. Spring St. Right of Way conversion

Description of a 0.062 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Half Section 12, Township 5, Range 22, Refugee Lands and being parts of Lots 18 and 17 of John C. Bullitt's Eighth Street Addition to the City of Columbus as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 299, and as conveyed to the City of Columbus by deeds of record in Deed Book 2326, Page 1 and Deed Book 2322, Page 492, all references being to those records of the Office of Recorder, Franklin County, Ohio unless otherwise noted and being parts of Connell Avenue and McKee Street as vacated by the City of Columbus by Ordinance No. 2120-83, Section One and being more particularly bounded and described as follows:

Commencing at an iron pin found in a monument box found at the centerline intersection of the realigned Spring Street (80.00 foot right-of-way as delineated on the right-of-way plan set of FRA-3-17.17, FRA-62-15.96 & FRA-102-0.00, on file with ODOT District 6, Delaware, Ohio) and Cleveland Avenue;

Thence with the centerline of realigned Spring Street **North 75 degrees 53 minutes 49 seconds East**, a distance of **182.87 feet** to a point;

Thence leaving said centerline **North 14 degrees 06 minutes 11 seconds West**, a distance of **40.00 feet** to an iron pin set in the northerly right-of-way of said realigned Spring Street, said iron pin being the **True Point of Beginning** of the following herein described tract;

Thence with the center of vacated Connell Avenue and a line of said Connell Avenue accreted into lots 8, 9 and 10 of said John C. Bullitt's Eighth Street Addition conveyed to Columbus State Community College by deed of record in Official Record 1496 A11, Official Record 1127 E08 and Deed Book 3792 page 61, respectively, (See Instrument Number 201711170163100), **North 03 degrees 35 minutes 02 seconds East**, a distance of **55.00 feet** to an iron pin set in the center of McKee Street vacated by Ordinance No. 2120-83;

Thence with said center of vacated McKee Street and a line of the said McKee Street accreted into lots 15 and 16 of said John C. Bullitt's Eighth Street Addition conveyed to Columbus State Community College by deed of record in Deed Book 3512 page 681 and Deed Book 3272 page 392, respectively, (See Instrument Number 201711170163100), **South 85 degrees 44 minutes 53 seconds East**, a distance of **54.29 feet** to an iron pin set;

Thence with a line through said vacated McKee Street and the line between said Lot 18 and Lot 19 of said John C. Bullitt's Eighth Street Addition conveyed to Columbus State Community College by deed of record in Official Record 19304 E09, rerecorded in Official Record 19321 I06 (See Instrument Number 201711170163100), **South 14 degrees 06 minutes 11 seconds East**, a distance of **35.30 feet** to an iron pin set in the northwesterly right-of-way of the said realigned Spring Street as delineated on the said right-of-way plan set of FRA-3-17.17, FRA-62-15.96 & FRA-102-0.00, on file with ODOT District 6, Delaware, Ohio;

Thence with said right-of-way of the said realigned Spring Street, **South 75 degrees 53 minutes 49 seconds West** a distance of **68.24 feet** to the **True Point of Beginning** and **containing 0.062 Acres** more or less, of which 0.034 acres more or less are the remainder of said Lot 17 plus a portion of said vacated Connell Avenue and a portion of said vacated McKee Street, no Auditor's parcel number currently assigned, and 0.028 acres more or less are the remainder of said Lot 18 plus a portion of said vacated McKee Street, being part of Auditor's parcel 010-004342.

Iron pins set are 5/8"x 30" rebars with caps stamped "RII".

The basis of bearings for the foregoing description is the Ohio State Plane Coordinate System, South Zone (NAD 83) and was established utilizing O. D. O. T.'s RTN System, GPS equipment and procedures with an established bearing of North 75 degrees 53 minutes 49 seconds East on the centerline of the realigned Spring Street.

This description was prepared from existing records and a field survey performed in April 2024.

Resource International, Inc.

Mark S. Ward
Mark S. Ward, P.S. No. S-7514

Date: 3-4-25



ALL OF
NEW ENTRY
0.034 ACRES
(1/2" SHAPE
(U.E. LOT 17 & VAC R/W'S)
ADJ TO
(010)
004342

ON SPRT
0.028 ACRES
(1/2" SHAPE
N.E. LOT #18 & VAC R/W)
OUT OF
(010)
004342

PRELIMINARY APPROVAL

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

ajstuart

02/27/2025 7:40:21 AM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

DESCRIPTION VERIFIED

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

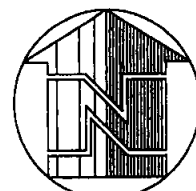
BY: FAW

DATE: 3/27/2025

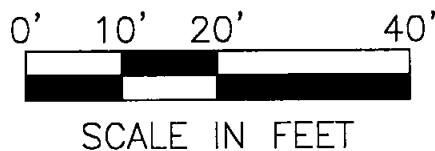
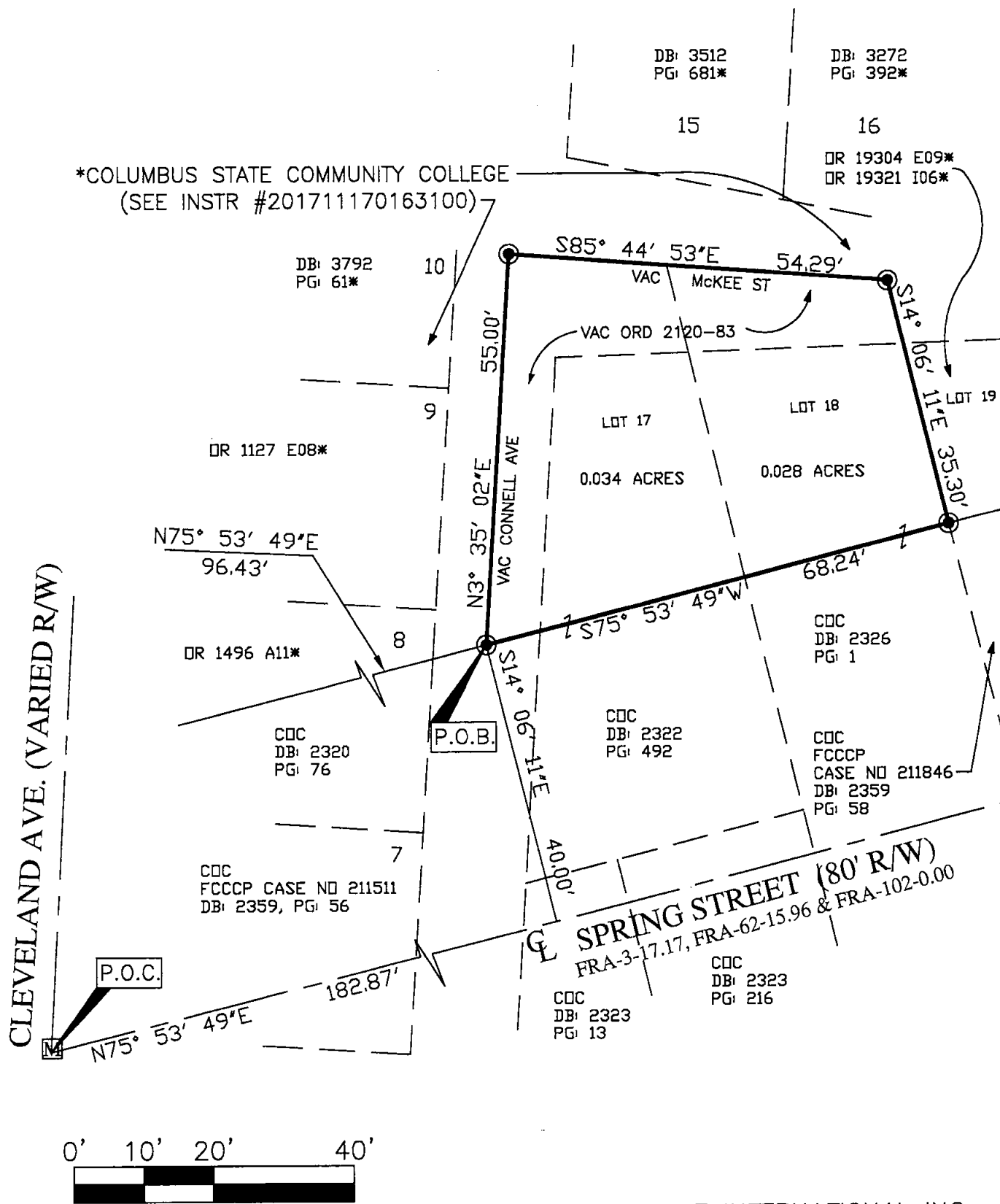


0.062 Acre Tract
As conveyed to the City of Columbus
Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, City of Columbus, and located in Half
Section 12, Township 5, Range 22, Refugee Lands,
being parts of Lots 17 and 18 of John C. Bullitt's Eighth Street Addition (P.B. 3 PG 299)



1" = 20'



SCALE IN FEET

Basis of Bearings:

The bearings system shown hereon is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, and were established utilizing ODOT RTN system, GPS equipment and procedures with an established bearing of N 75 degrees 53 minutes 49 seconds E on the centerline of Spring Street.

LEGEND

- Monument Box
- 5/8"x 30" rebar with caps stamped "RII"

RESOURCE INTERNATIONAL INC.
6350 PRESIDENTIAL GATEWAY
COLUMBUS, OHIO 43231
(614) 823-4949

I hereby state that the above map
was prepared from record
information and field
measurements conducted by
Resource International, Inc. in
April 2024.

Mark S. Ward
Mark S. Ward
P.S. S-7514
Date
3-4-25