

8



200403010043271

Pgs: 5 \$52.00 T20040018381
03/01/2004 11:15AM MLCITY OF COL
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

(R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **HOMEWOOD 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, condition, and restrictions of record, hereby grant in fee simple, with general warranty covenants (R.C. 5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

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


Franklin County Tax Parcel No. 490-228249 and 490-228251.

Prior Instrument Reference: O.R. Vol. 22301, Pg. E-18,
Recorder's Office, Franklin County, Ohio.

GRANTEE TO HAVE AND TO HOLD said real property, together with any buildings and improvements thereon, with all the estate, rights, easements and appurtenances belonging to the Grantor in the said real property. (O.R.C. 5302.04).

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 9th day of February 2004.

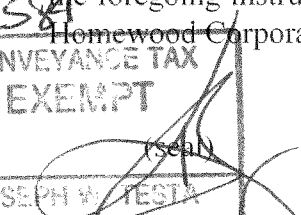
HOMEWOOD CORPORATION
an Ohio corporation




John H. Bain, President

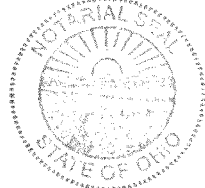
STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 9th day of February 2004 the foregoing instrument was acknowledged before me by John H. Bain, President, on behalf of Homewood Corporation, an Ohio corporation.

90258
CONVEYANCE TAX
EXEMPT

JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
MAR 0 1 2004
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO


Notary Public



ELIZABETH S. SCHILLING-MESSNER
Notary Public, State of Ohio
My Commission Expires 01-30-06

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (1-22-04)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Winchester Lakes Blvd.

January 21, 2004

DESCRIPTION OF 2.125 ACRES
WINCHESTER LAKES BOULEVARD
NORTH OF WINCHESTER PIKE
EAST OF GENDER ROAD
COLUMBUS, OHIO

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 24, Township 11, Range 21, Congress Lands, being part of Reserve "A" as shown and delineated upon the plat "Winchester Lakes Section One", a subdivision of record in Plat Book 80, Page 18, all references herein being to the records located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set in the northerly line of Reserve "A" at the existing terminus of Winchester Lakes Boulevard, 60 feet in width, as established by the plat "Dedication of Winchester Lakes Boulevard", of record in Plat Book 82, Page 96;

Thence along the northerly line of Reserve "A" the following courses:

1. With the arc of a curve to the left, having a radius of 420.00 feet, a central angle of $44^{\circ}40'02''$, the chord of which bears North $89^{\circ}52'14''$ East, a chord distance of 319.20 feet to an iron pin set at a point of reverse curvature;
2. With the arc of a curve to the right, having a radius of 480.00 feet, a central angle of $28^{\circ}13'55''$, the chord of which bears North $81^{\circ}39'10''$ East, a chord distance of 234.13 feet to an iron pin set at the point of tangency;
3. South $84^{\circ}13'52''$ East, a distance of 969.01 feet to an iron pin set at the northeasterly corner of Reserve "A" and at a right-of-way return to Winshire Drive, 50 feet in width, as shown and delineated upon the plat "Winchester Lakes Section Three", of record in Plat Book 84, Page 22;

Thence South $03^{\circ}28'38''$ West, along the easterly line of Reserve "A", a distance of 60.05 feet to an iron pin set at the southeasterly corner of same;

Thence along the southerly line of Reserve "A", the northerly lines of lots in said Winchester Lakes Section Three and Winchester Lakes Section Four, a subdivision of record in Plat Book 85, Page 66, passing an iron pin set at the northwesterly corner of Section Four at a distance of 950.78 feet, a total distance of 971.41 feet to an iron pin set at a point of curvature;

Thence continuing along the southerly line of Reserve "A" with the arc of a curve to the left, having a radius of 420.00 feet, a central angle of $28^{\circ}13'55''$, the chord of which bears South $81^{\circ}39'10''$ West, a chord distance of 204.86 feet to an iron pin set at a point of reverse curvature;

Thence continuing along the southerly line of Reserve "A" with the arc of a curve to the right, having a radius of 480.00 feet, a central angle of $44^{\circ}40'02''$, the chord of which bears South $89^{\circ}52'14''$ West, a chord distance of 364.80 feet to an iron pin set at the terminus of the aforementioned Winchester Lakes Boulevard;

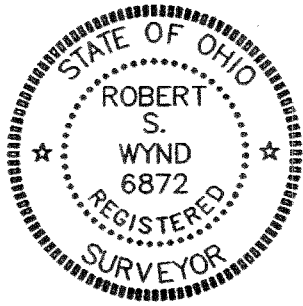
EXHIBIT "A"

Thence North 22° 12' 15" East, along said terminus, a distance of 60.00 feet to the place of beginning and containing 2.125 acres of land.

Bearings herein are based on those of the referenced plats, ie. North 22° 12' 15" East for the terminus of the Winchester Lakes Boulevard right-of-way.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

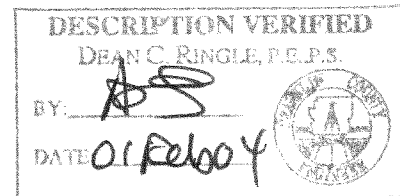
This description was prepared by M•E Companies, Inc., Civil Engineering Group, based on information obtained from an actual field survey of the premises performed in January, 2004.



M•E Companies, Inc.
Civil Engineering Group

By *Robert S. Wynd*
Robert S. Wynd
Registered Surveyor No. 6872

N-6-C
All of
(.490)
228249



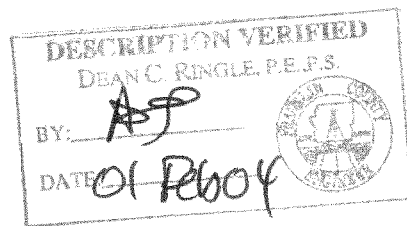
January 21, 2004

DESCRIPTION OF 0.169 ACRE
WINCHESTER LAKES BOULEVARD
NORTH OF WINCHESTER PIKE
EAST OF GENDER ROAD
COLUMBUS, OHIO

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 24, Township 11, Range 21, Congress Lands, being all of Reserve "C" as shown and delineated upon the plat "Winchester Lakes Section One", a subdivision of record in Plat Book 80, Page 18, Recorder's Office, Franklin County, Ohio.

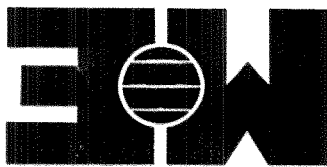
M-006-C
All of
(490)
228251



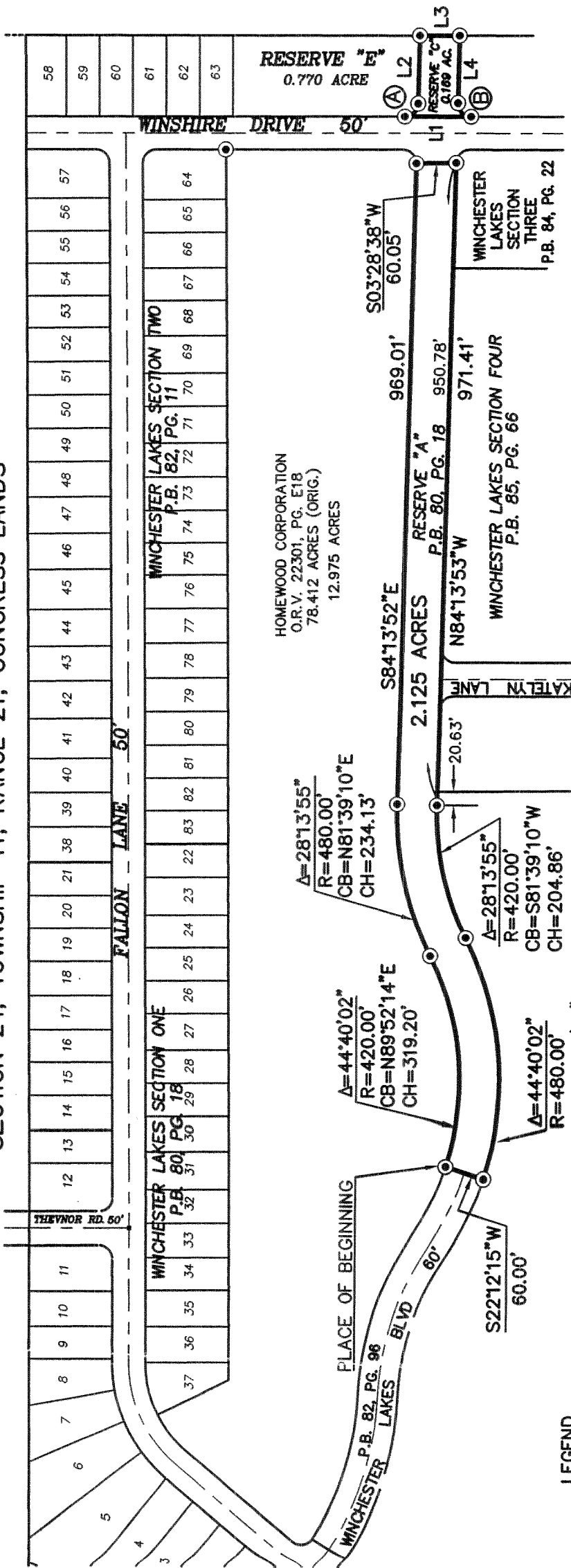
PROPERTY EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
SECTION 24, TOWNSHIP 11, RANGE 21, CONGRESS LANDS

635 Brookledge Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4902



COMPANIES

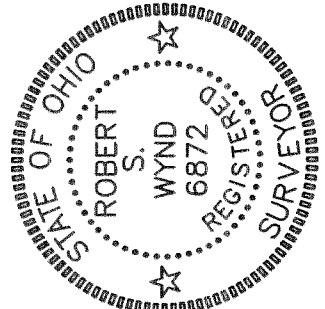


LINE	LENGTH	BEARING
L1	100.03	N04°23'36"E
L2	100.51	S84°13'52"E
L3	60.02	S04°23'36"W
L4	99.55	N84°13'52"W

LEGEND

- IRON PIN SET (1"O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S--6872")

① Δ=88°37'28" R=20.00' CB=S39°55'08"E CH=27.94'
 ② Δ=91°22'32" R=20.00' CB=S50°04'52"W CH=28.62'



BY *Robert S. Wynd* REGISTERED SURVEYOR No. 6872

SCALE: 1"=200'

DATE 1/21/04

REVISED DATES

JOBS NUMBERS

SURVD JK DRAW DC CHECKED [Signature]

RESERVE EXHIBIT

AS



200403010043272
Pgs: 3 \$36.00 T20040018381
03/01/2004 11:15AM MLCITY OF COL
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

(R.C.5302.05)

KNOW ALL MEN BY THESE PRESENTS that **ROBERT J. McCULLUM and CYNTHIA L. McCULLUM**, "Grantors", husband and wife, for valuable consideration given, (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 (109 North Front Street, Columbus, Ohio 43215), do, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (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, being part of the 1.506 acre tract conveyed to Robert J. and Cynthia L. McCullum by a deed of record in Instrument No. 200212270333609, records of the Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Beginning at a railroad spike found in the centerline of Summit View Road at the northwest corner of said 1.506 acre tract and being in the east line of the northerly extension of Lot 38 of SUMMIT FOREST SECTION 2, of record in Plat Book 64, Page 85, said spike being S 89° 48' 56" E, a distance of 20.83 feet from Franklin County Engineer's Monument Box No. 2256;

Thence S 89° 48' 56" E, a distance of 164.00 feet, along the centerline of said Summit View Road, to a railroad spike found at the northeast corner of said 1.506 acre tract;

Thence S 00° 19' 22" W, a distance of 30.00 feet, along the easterly line of said 1.506 acre tract, to an iron pin found in the southerly right-of-way line of said Summit View Road;

Thence N 89° 48' 56" W, a distance of 164.00 feet, along the southerly right-of-way line of said Summit View Road, to an iron pin found in the westerly line of said 1.506 acre tract at the northeast corner of said Lot 38;

Thence N 00° 19' 22" E, a distance of 30.00 feet, along the westerly line of said 1.506 acre tract, to the Point Of Beginning, containing 0.113 acres, more or less.

The bearings in the above description are based on the bearing of S 89° 48' 56" E, for the centerline of Summit View Road, of record in Instrument No. 200212270333609.

The above description was prepared from an on the ground survey in June of 2003.

Landmark Survey Group, Inc., Scott D. Grundei, P.S., R.S. No. 8047, 11/19/03.

CITY OF COLUMBUS
SURVEY DEPARTMENT
109 NORTH FRONT STREET
3RD FLOOR
COLUMBUS OHIO 43215

*0-72-A
Split
0.113
Acres
out of
(590)
200878*

902587 Franklin County Tax Parcel No. 590-200878.
CONVEYANCE TAX EXEMPT
AS
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED

MAR 01 2004

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

1

DESCRIPTION VERIFIED
DEAN C. RINGIER, P.E.P.S.
BY: *DR*
DATE: *01/26/04*

R

Prior Instrument Reference: Instrument Number 200212270333609,
Recorder's Office, Franklin County, Ohio.

GRANTEE TO HAVE AND TO HOLD, said real property, together with any buildings and improvements thereon, with all the estate, rights, easements and appurtenances belonging to the Grantor in the said real property. (R.C. 5302.04).

The Grantors have caused this instrument to be subscribed this 9th day of December, 2003.

Robert J. McCullum
Robert J. McCullum, husband

Cynthia L. McCullum
Cynthia L. McCullum, wife

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 9th day of Dec, 2003 the foregoing instrument was acknowledged before me by Robert J. McCullum and Cynthia L. McCullum, husband and wife.

(seal)

Chitra Goyal
Notary Public

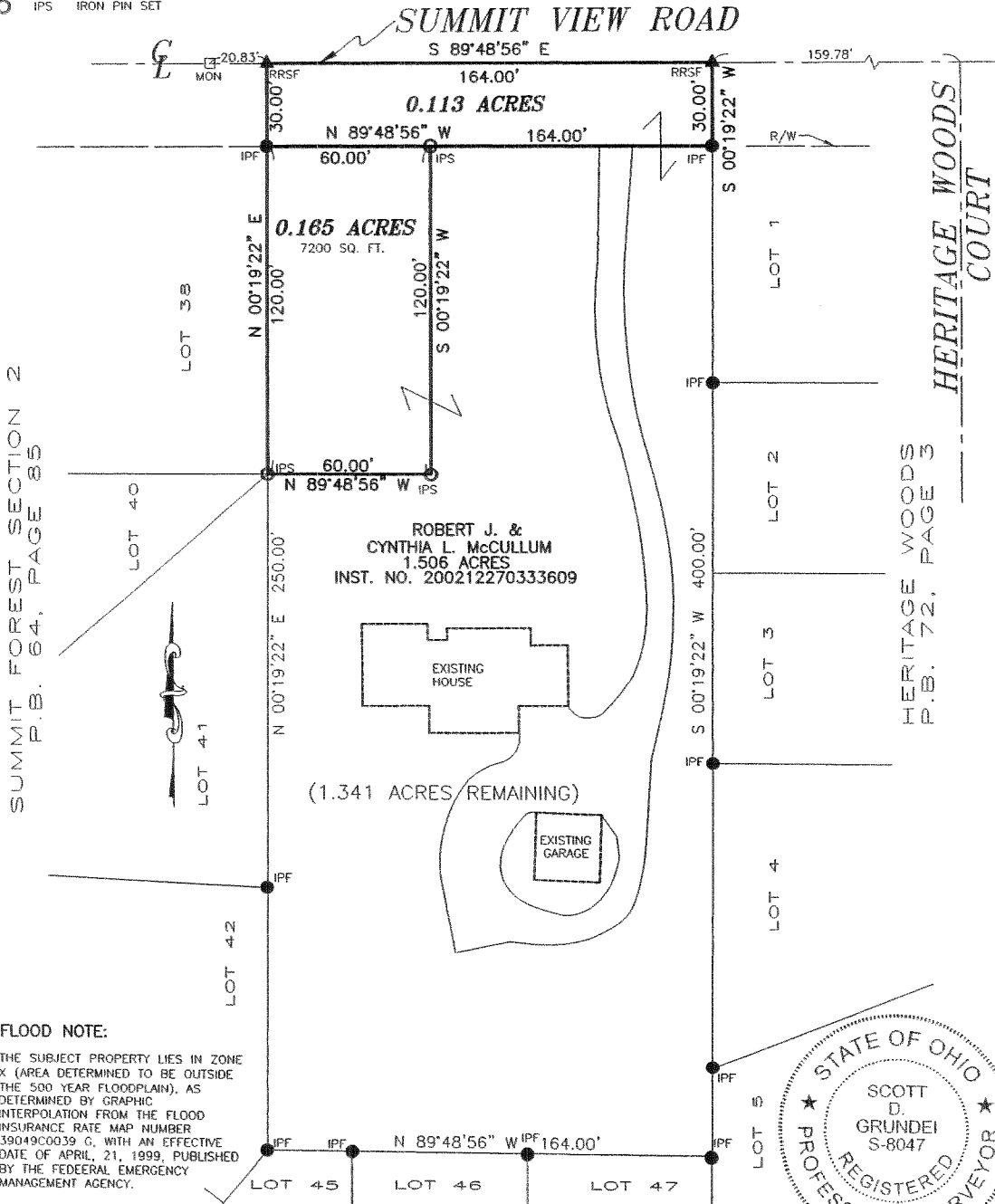


CHITRA GOYAL
Notary Public, State of Ohio
My Commission Expires 10-04-08

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow *(Signature)* (12-1-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Right-of-Way donation.

LEGEND

- IPF IRON PIN FOUND
- ⊓ MON FRANKLIN COUNTY ENGINEERS MONUMENT BOX #2256
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRS5 RAILROAD SPIKE SET
- IPS IRON PIN SET



SUMMIT FOREST SECTION 2
P.B. 64, PAGE 85

HERITAGE WOODS COURT
HERITAGE WOODS
P.B. 72, PAGE 3

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0039 C, WITH AN EFFECTIVE DATE OF APRIL, 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED:
SR - SUBURBAN RESIDENTIAL

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 89°48'56" E FOR THE CENTER LINE SUMMIT VIEW ROAD, OF RECORD IN INST. NO. 200212270333609 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2003 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

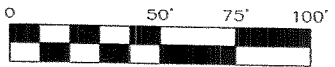
DRAWN BY: BKC

Scott D. Grundeel 11/19/03
DATE

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

**BOUNDARY SURVEY OF
0.113 ACRES & 0.165 ACRES
LYING IN**

SECTION 1, TOWNSHIP 2, RANGE 19
U.S.M.L.
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO



SCALE IN FEET
SCALE: 1"=50'

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

REV. DATE: 11/19/03
DATE: 9/16/03

FILE NO. 52927

