

TRANSFERRED

DEC 11 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

90014222

<p>CONVEYANCE TAX EXEMPT</p> <p>A</p>
<p>CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR</p> <p>SC</p>



201512110173616
Pgs: 5 \$52.00 T20150090283
12/11/2015 8:28AM BXCITY ATTORN
Terry J. Brown
Franklin County Recorder

GENERAL WARRANTY DEED

(R.C. § 5302.05)

Board of Trustees of the Columbus Metropolitan Library, a county district library organized and existing pursuant to Ohio Revised Code Chapter 3375 (“**Grantor**”), for good and valuable consideration, which receipt and sufficiency are acknowledged by Grantor, given by the **City of Columbus, Ohio**, an Ohio municipal corporation (“**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 and Grantee’s successors and assigns the following described parcel of real property (“**Property**”) in fee simple absolute with all general warranty covenants under Ohio Revised Code, Section 5302.06, but subject to all provisions described in this General Warranty Deed:

Property: 0.010 Acre +/-

(i.e. N. Nelson Rd. & E. 5th Ave. R/W)

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and being described and depicted in the two (2) page attachment, **Exhibit-A**, which is fully incorporated into this General Warranty Deed for reference.

Franklin County Tax Parcel(s): Split & R/W drop from 010-012442;
Prior Instrument Reference(s): Ins. 201309270164258;
Recorder’s Office, Franklin County, OH;
Property Address(es): N/A [Adj. 850 N. Nelson Rd., Columbus, OH 43219].

TERMS & CONDITIONS

1. All rights, duties, obligations, terms, conditions, and provisions described in this General Warranty Deed are covenants forever (i) burdening, benefitting, and running with the land of the Property, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective successors, and assigns.

2. Grantor forever releases and discharges Grantee, City of Columbus, Ohio, from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee pursuant to General Warranty Deed. Grantor agrees this section survives the termination or release of this General Warranty Deed or any reversion of the Property.

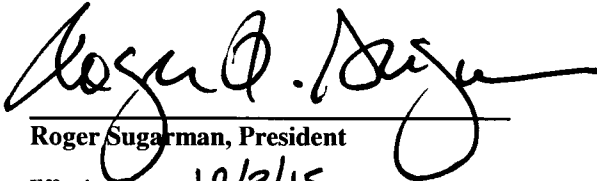
3. Grantee (i) intends to immediately utilize the Property for public right-of-way purposes upon Grantor’s execution of this General Warranty Deed, and (ii) will subsequently accept, dedicate, and name the Property as public right-of-way in an ordinance that will be passed by Columbus City Council.

[REMAINDER OF PAGE INTENTIONALLY BLANK; GRANTOR’S EXECUTION BEGINS ON NEXT PAGE]

GRANTOR'S EXECUTION

IN WITNESS WHEREOF, Grantor, **Board of Trustees of Columbus Metropolitan Library**, a county district library organized and existing pursuant to Ohio Revised Code Chapter 3375, by its authorized representative, **Roger Sugarman, President**, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

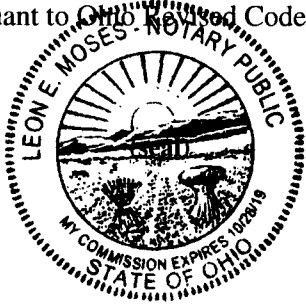
Board of Trustees of Columbus Metropolitan Library,
a county district library organized &
existing pursuant to R.C. Chapter 3375


By: 

Roger Sugarman, President
Effective Date: 12/3/15

State of Ohio)
County of Franklin) SS:

BE IT REMEMBERED ON December 3, 2015, I affixed my seal evidencing this instrument was acknowledged before me by **Roger Sugarman, President**, on behalf of Grantor, **Board of Trustees of Columbus Metropolitan Library**, a county district library organized and existing pursuant to Ohio Revised Code Chapter 3375.





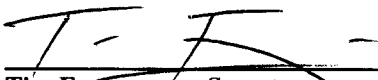
Notary Public
Commission Expiration Date: 10/28/19
Leon E. Moses

[REMAINDER OF PAGE INTENTIONALLY BLANK; GRANTOR'S EXECUTION CONTINUES ON NEXT PAGE]

GRANTOR'S EXECUTION (continued)

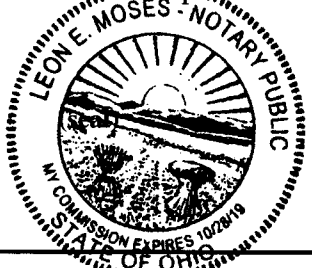
IN WITNESS WHEREOF, Grantor, **Board of Trustees of Columbus Metropolitan Library**, a county district library organized and existing pursuant to Ohio Revised Code Chapter 3375, by its authorized representative, **Tim Frommeyer, Secretary**, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

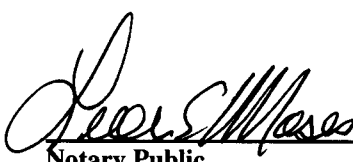
Board of Trustees of Columbus Metropolitan Library,
a county district library organized &
existing pursuant to R.C. Chapter 3375

By: 
Tim Frommeyer, Secretary
Effective Date: 12/3/15

State of Ohio)
County of Franklin) SS:

BE IT REMEMBERED ON December 3, 2015, I affixed my seal evidencing this instrument was acknowledged before me by **Tim Frommeyer, Secretary**, on behalf of Grantor, **Board of Trustees of Columbus Metropolitan Library**, a county district library organized and existing pursuant to Ohio Revised Code Chapter 3375.




Notary Public
Commission Expiration Date: 10/28/19
Leon E. Moses

THIS INSTRUMENT PREPARED BY: (11.13.2015)
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: SAM ABDULLAH, ASSISTANT CITY ATTORNEY
FOR: DPS (TIM STURM)
RE: GWD: 3248 DR E - R/W DEDICATION

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

EXHIBIT-A (Pg. 1/2)

**Right-Of-Way Acquisition ~ 0.010 Acre
North Side of East Fifth Avenue
East Side North Nelson Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 17, United States Military District and being out of Lot 6 (vacated by Court Case Number 45268) of that subdivision entitled "Dr. William Shepard's Second Subdivision" of record in Plat Book 5, Page 54, being part of Parcel 7 as shown in the deed to the Board of Trustees of the Columbus Metropolitan Library of record in Instrument Number 201309270164258 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a magnetic nail set in the easterly right-of-way line for North Nelson Road, the same being the westerly line of said Lot 6 and in the northerly right-of-way line for East Fifth Avenue, being the northwesterly corner of that 0.0482 acre tract conveyed to the City of Columbus by deed of record in Deed Book 3647, Page 302, said magnetic nail set being North 09° 26' 39" West, with said easterly right-of-way line, 10.18 feet from the southwesterly corner of said Lot 6, being the southwesterly corner of said 0.0482 acre tract;

thence North 09° 26' 39" East, with said easterly right-of-way line, the westerly line of said Lot 6 and said Parcel 7, a distance of 6.85 feet to an iron pin set;

thence South 86° 26' 23" East, across said Lot 6, said Parcel 7, a distance of 83.82 feet to a magnetic nail set in a northerly line of that 0.072 acre tract conveyed to the State of Ohio by deed of record in Official Record 6430D01, the same being the northerly right-of-way line for said East Fifth Avenue;

thence South 85° 38' 44" West, with said northerly right-of-way line, the northerly line of said 0.072 acre tract, a distance of 53.60 feet to a 3/4 inch iron pin found at the westerly corner of said 0.072 acre tract, in the northerly line of said 0.0482 acre tract;

thence North 85° 24' 58" West, continuing with said northerly right-of-way line, the same being the northerly line of said 0.0482 acre tract, a distance of 31.44 feet to the *Point of Beginning*.

Containing 0.010 acre, more or less, all of which is located within Parcel Number 010-012442.

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

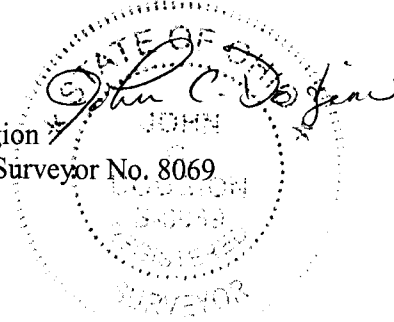
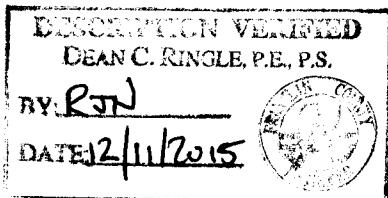
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate system, South Zone, NAD83, NSRS2007. A bearing of North 09° 26' 39" East was held for the east right-of-way line of North Nelson Road.

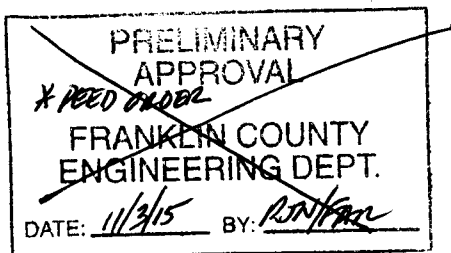
This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in May 2013.

P-030
SPLIT
0.010 AK
OUT OF
(010)
012442

EVANS, MECHWART, HAMBLETON & TILTON, INC.



JCD:mm
0_010 ac 20151555-VS-BNDY-01.doc





Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

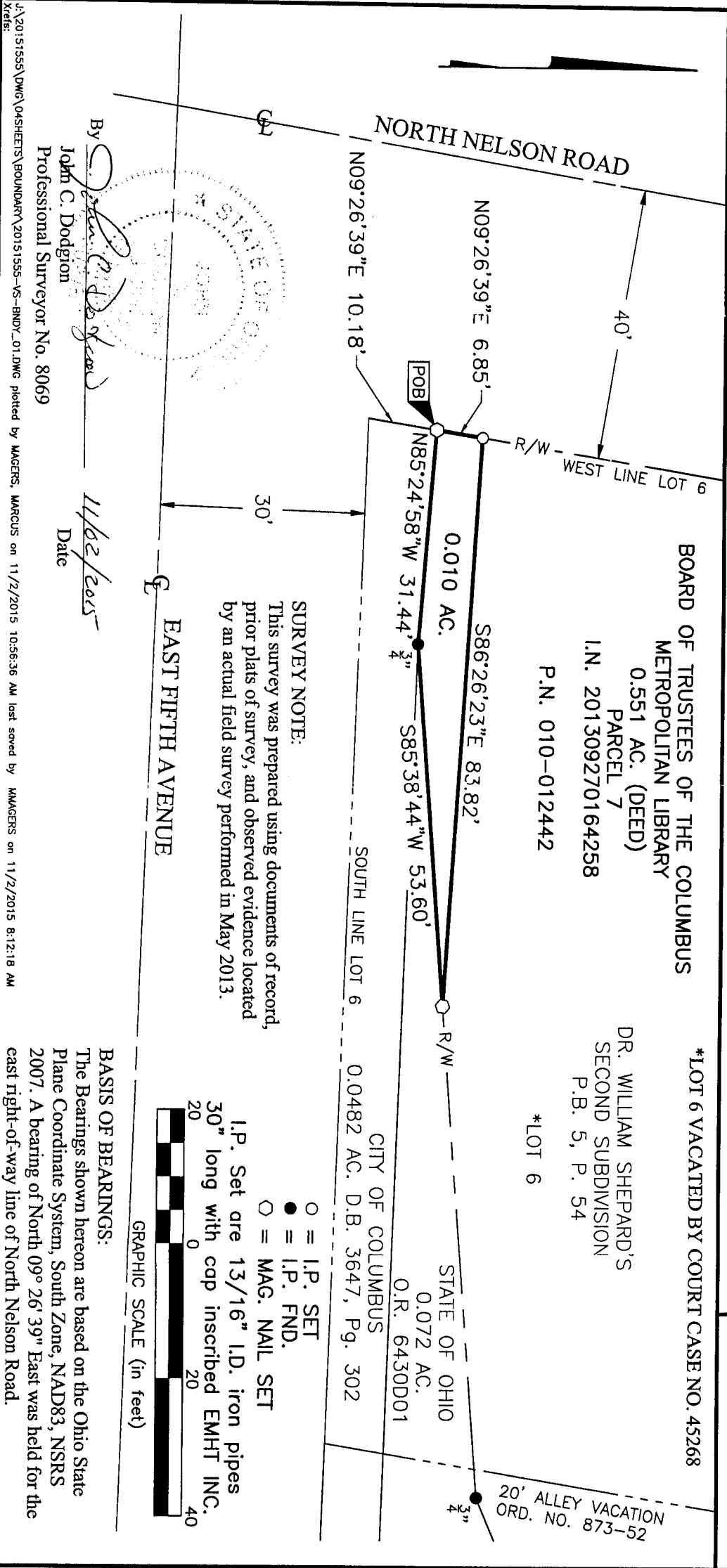
RIGHT-OF-WAY ACQUISITION

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY DISTRICT
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	November 2, 2015
Scale:	1" = 20'
Job No.	2015-1555

BOARD OF TRUSTEES OF THE COLUMBUS
 METROPOLITAN LIBRARY
 0.551 AC. (DEED)
 I.N. 201309270164258
 P.N. 010-012442

*LOT 6 VACATED BY COURT CASE NO. 45268
 DR. WILLIAM SHEPARD'S
 SECOND SUBDIVISION
 P.B. 5, P. 54
 *LOT 6



SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in May 2013.

BASIS OF BEARINGS:
 The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007. A bearing of North 09° 26' 39" East was held for the east right-of-way line of North Nelson Road.

○ = I.P. SET
 ● = I.P. FND.
 ○ = MAG. NAIL SET

I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.

GRAPHIC SCALE (in feet)

By *John C. Dodgion*
 John C. Dodgion
 Professional Surveyor No. 8069
 Date *11/02/2015*

J:\2015\1555\DWG\04SHEETS\BOUNDARY\20151555-VS-BNDY_01.DWG plotted by MAGERS, MARCUS on 11/2/2015 10:56:36 AM last saved by MMAGERS on 11/2/2015 8:12:18 AM
 Xrefs: