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Robert G. Montgomery  
Franklin County Recorder

### DEED TO MUNICIPAL CORPORATION

**CARDINAL TITLE HOLDING COMPANY**, an Ohio corporation, Grantor, of Franklin County, Ohio, for valuable consideration paid, grants to the **CITY OF COLUMBUS, OHIO**, a municipal corporation, Grantee, whose tax mailing address is mortgage code 9000, the following REAL PROPERTY: Situated in the State of Ohio, County of Franklin, and City of Columbus (the "Premises"):

Being the 18.594 acre tract of land more particularly described in Exhibit "A" attached hereto and made a part hereof.

Subject to real estate taxes and assessments; zoning ordinances; public rights-of-way; and restrictions, conditions and easements of record.

#### RESTRICTION

This conveyance is made by Grantor and accepted by Grantee, for itself and its successors and assigns, subject to the restriction that the Premises shall not be used for any of the following purposes:

- a. mining, excavating, dredging, or removing from the Premises of soil, loam, peat, gravel, sand, hydrocarbons, rock or other mineral resource or natural deposit by any form or type of strip or surface mining method;
- b. commercial or industrial uses of the Premises;
- c. constructing or placing of any building, camping accommodation, mobile home, transmission or receiving tower for public utilities, energy facility, billboard, or other temporary or permanent structure or facility on, above, or below the Premises;
- d. cutting, removing, or otherwise destroying shrubbery or trees except for habitat enhancement and protection, fire protection, public safety, expansion of trails, installation of wetland boardwalk and overlooks, creation, or preservation of vistas, or otherwise to preserve the present and planned condition of the Premises;

**TRANSFERRED**  
DEC 22 2005  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

916527  
CONVEYANCE TAX  
EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

- e. the placing, filling, storing, or dumping on the Premises of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste, or other such substance, whether or not generated on the Premises;
- f. construction upon or within any wetland;
- g. subdivision of the Premises or conveyance into separate parcels;
- h. any unanticipated activity or use of the Premises which would impair significant conservation values unless such use or activity is necessary for the protection of conservation values that are intended to be protected by these restrictions.

Notwithstanding the restrictions set forth above, the following rights, uses, and activities of or by Grantee or any of its successors in interest or assigns shall be permitted:

- a. the right to engage in all fee accessed recreational programs or recreational uses that are not prohibited by governmental statute or regulation, not expressly prohibited herein;
- b. selective cutting or clearing of trees or vegetation for habitat enhancement and protection, fire protection, maintenance, activities, erosion control, public safety, expansion of trails, installation of wetland boardwalk and overlooks, creation, or preservation of vistas, or otherwise to preserve the present and planned condition of the Premises;
- c. right to create new trails or foot paths using permeable materials (such as sand, gravel, or crushed stone, wood boardwalks and decks) consistent with plans approved by the Recreation and Parks Department of the City of Columbus;
- d. the right to engage in any public outdoor recreational activities including hunting and fishing, that are not disruptive of the natural environment and are in compliance with all applicable federal, state and local statutes and regulations;
- e. the right to post all or a portion of the Premises against trespassing and hunting;
- f. temporary activities associated with repair/replacement of existing utilities.

Prior Instrument Reference: Instrument Number \_\_\_\_\_, Franklin County Recorder's Office.

Executed this 7<sup>TH</sup> day of DECEMBER, 2005.

Cardinal Title Holding Company  
an Ohio corporation

By: [Signature]  
William L. Willis, President

STATE OF OHIO  
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of DECEMBER, 2005, by William L. Willis, President of Cardinal Title Holding Company, an Ohio corporation.



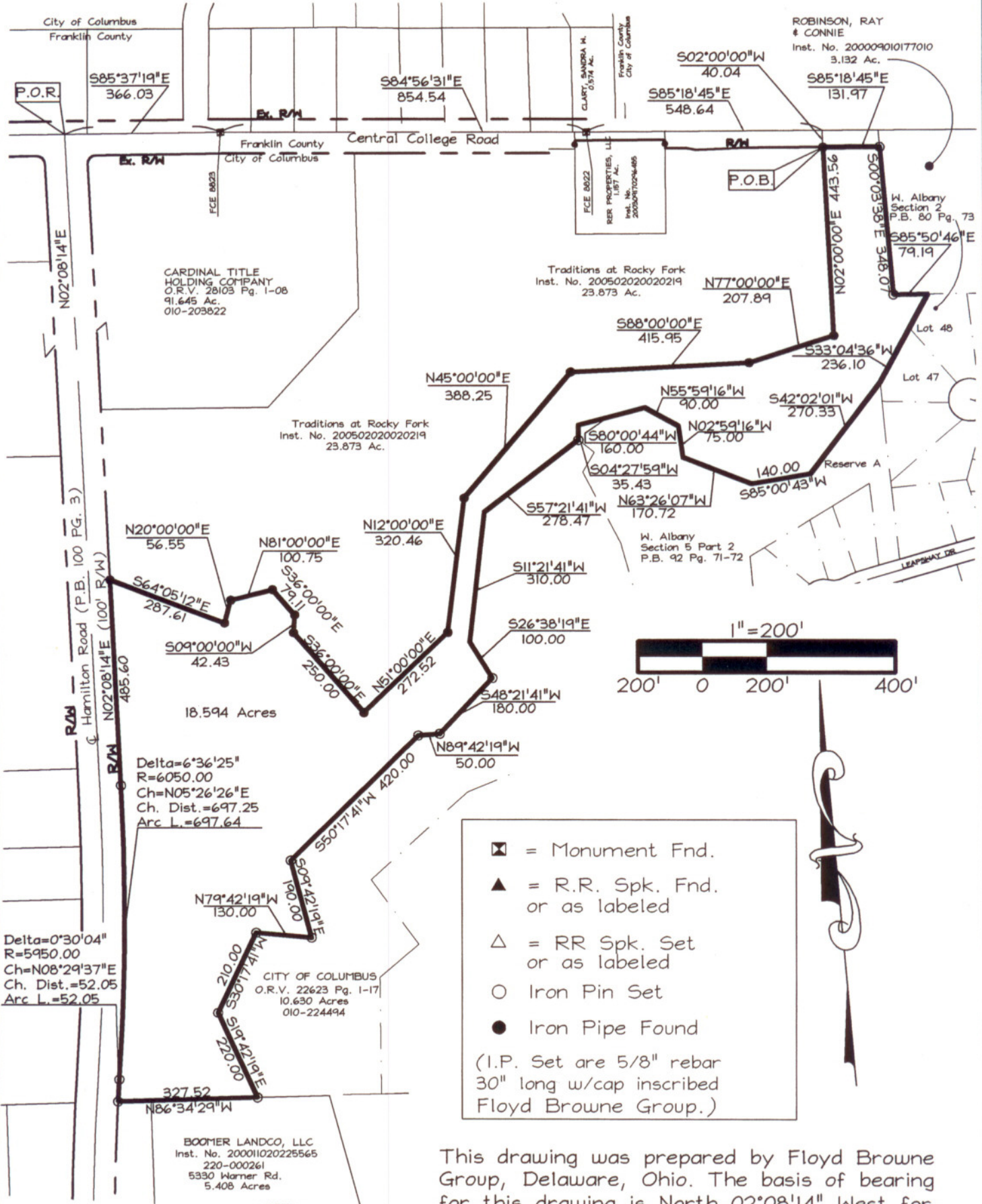
RON G. SCHWIND  
Notary Public, State of Ohio  
My Commission Expires  
11-26-04

[Signature]  
Notary Public

*This instrument prepared by:  
Timothy M. Kelley, Attorney at Law  
250 E. Broad St., Columbus, OH 43215*



Situated in the State of Ohio, County of Franklin,  
 City of Columbus, located in Quarter Township 3,  
 Township 2, Range 16, United States Military Lands.



☒ = Monument Fnd.  
 ▲ = R.R. Spk. Fnd.  
 or as labeled  
 △ = RR Spk. Set  
 or as labeled  
 ○ Iron Pin Set  
 ● Iron Pipe Found  
 (I.P. Set are 5/8" rebar  
 30" long w/cap inscribed  
 Floyd Browne Group.)

This drawing was prepared by Floyd Browne Group, Delaware, Ohio. The basis of bearing for this drawing is North 02°08'14" West for the centerline of Hamilton Road as recorded in Plat Book 100, Page 3.

*Maynard H. Thompson* 11/14/05  
 Maynard H. Thompson, P.S. 7128 Date



PROJ. NO: 525302  
 FILE NO: 5253conest01.dwg  
 DRAWN BY: MHT  
 CHKD. BY: DBP  
 DATE: 11/10/05

Central Ohio  
 740.363.6792  
 740.363.6536 fax  
 800.325.7647  
 www.FloydBrowne.com  
 Offices Throughout Ohio & West Virginia

**18.594 Acre Conservation Parcel**  
**City of Columbus**  
**Franklin County, Ohio**



### 18.594 Acre Conservation Parcel

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being 18.594 acres out of a 91.645 acre tract of land as conveyed to Cardinal Title Holding Co. of record in Official Record Volume 28103 Page I08 (All records being of the Recorder's Office Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at the centerline intersection of Hamilton Road (100.00 feet wide) as recorded in Plat Book 100, Page 3 with the centerline intersection of Central College Road;

Thence with the centerline of said Central College Road, the following three (3) courses:

- 1) South 85°37'19" East, a distance of 366.03 feet to a F.C.G.S. Monument # 8823;
- 2) South 84°56'31" East, a distance of 854.54 feet to F.C.G.S. Monument # 8822;
- 3) South 85°18'45" East, a distance of 548.64 feet to a point;

Thence South 02°00'00" West crossing said Central College Road, a distance of 40.04 feet to a 1" iron pipe found with an EDG cap on the southerly right of way line of said Central College Road and being the northeasterly corner of a 23.873 acre tract of land as conveyed to Traditions at Rocky Fork of record in Inst. No. 200502020020219 and being the true point of beginning;

Thence South 85°18'45" East with said right of way line, a distance of 131.97 feet to an iron pin set on the westerly line of a 3.132 acre tract of land as conveyed to Ray and Connie Robinson of record in Instr. No. 200009010177010;

Thence South 00°03'38" East continuing with said westerly line, a distance of 348.07 feet to an iron pin set at the southwesterly corner of said 3.132 acre tract;

Thence South 85°50'46" East with the southerly line of said 3.132 acre tract, a distance of 79.19 feet to a point on the northerly line of Lot 48 of the Plat of West Albany Section Two as recorded in Plat Book 80, Page 73;

Thence South 33°04'36" West with the westerly line of Lots 48 and 47, a distance of 236.10 feet to a point;

Thence with the northerly line of Reserve A of the Plat of West Albany Section Five Part Two as recorded in Plat Book 92, Page 71 the following seven (7) courses:

- 1) South 42°02'01" West, a distance of 270.33 feet to a point;
- 2) South 85°00'43" West, a distance of 140.00 feet to a point;
- 3) North 63°26'07" West, a distance of 170.72 feet to a point;
- 4) North 02°59'16" West, a distance of 75.00 feet to a point;
- 5) North 55°59'16" West, a distance of 90.00 feet to a point;
- 6) South 80°00'44" West, a distance of 160.00 feet to a point;





- 7) South  $04^{\circ}27'59''$  West, a distance of 35.43 feet to an iron pin set on the easterly line of a 10.630 acre tract of land as conveyed to the City of Columbus of record in Official Record Volume 22623 Page I17;

Thence with the westerly line of said 10.630 acre tract the following ten (10) courses:

- 1) South  $57^{\circ}21'41''$  West, a distance of 278.47 feet to a point;
- 2) South  $11^{\circ}21'41''$  West, a distance of 310.00 feet to a point;
- 3) South  $26^{\circ}38'19''$  East, a distance of 100.00 feet to an iron pin set;
- 4) South  $48^{\circ}21'41''$  West, a distance of 180.00 feet to an iron pin set;
- 5) North  $89^{\circ}42'19''$  West, a distance of 50.00 feet to an iron pin set;
- 6) South  $50^{\circ}17'41''$  West, a distance of 420.00 feet to an iron pin set;
- 7) South  $09^{\circ}42'19''$  East, a distance of 190.00 feet to an iron pin set;
- 8) North  $79^{\circ}42'19''$  West, a distance of 130.00 feet to an iron pin set;
- 9) South  $30^{\circ}17'41''$  West, a distance of 210.00 feet to an iron pin set;
- 10) South  $19^{\circ}42'19''$  East, a distance of 220.00 feet to an iron pin set on the northerly line of a 5.408 acre tract of land as conveyed to Boomer Landco LLC of record in Inst. No. 200011020225565;

Thence North  $86^{\circ}34'29''$  West with said line, a distance of 327.52 feet to an iron pin set on a curve on the easterly right of way line of said Hamilton Road;

Thence with said right of way line and said curve to the right having a central angle of  $00^{\circ}30'04''$ , a radius of 5950.00 feet, a chord bearing of North  $08^{\circ}29'37''$  East, a chord distance of 52.05 feet, and an arc length of 52.05 feet to an iron pin set at a point of reverse curve;

Thence with said right of way line and said curve to the left having a central angle of  $06^{\circ}36'25''$ , a radius of 6050.00 feet, a chord bearing of North  $05^{\circ}26'26''$  East, a chord distance of 697.25 feet and an arc length of 697.64 feet to an iron pin set at a point of tangent;

Thence North  $02^{\circ}08'14''$  East with said right of way line, a distance of 485.60 feet to a 1" iron pipe found with an EDG cap at the southwesterly corner of said 23.873 acre tract;

Thence with the southerly line of said 23.873 acre tract the following twelve (12) courses:

- 1) South  $64^{\circ}05'12''$  East, a distance of 287.61 feet to a 1" iron pipe found with an EDG cap;
- 2) North  $20^{\circ}00'00''$  East, a distance of 56.55 feet to a 1" iron pipe found with an EDG cap;
- 3) North  $81^{\circ}00'00''$  East, a distance of 100.75 feet to a 1" iron pipe found with an EDG cap;
- 4) South  $36^{\circ}00'00''$  East, a distance of 79.11 feet to a 1" iron pipe found with an EDG cap;
- 5) South  $09^{\circ}00'00''$  West, a distance of 42.43 feet to a 1" iron pipe found with an EDG cap;
- 6) South  $36^{\circ}00'00''$  East, a distance of 250.00 feet to a 1" iron pipe found with an EDG cap;



- 7) North 51°00'00" East, a distance of 272.52 feet to a 1" iron pipe found with an EDG cap;
- 8) North 12°00'00" East, a distance of 320.46 feet to a 1" iron pipe found with an EDG cap;
- 9) North 45°00'00" East, a distance of 388.25 feet to a 1" iron pipe found with an EDG cap;
- 10) South 88°00'00" East, a distance of 415.95 feet to a 1" iron pipe found with an EDG cap;
- 11) North 77°00'00" East, a distance of 207.89 feet to a 1" iron pipe found with an EDG cap;
- 12) North 02°00'00" East, a distance of 443.56 feet to the true point of beginning and containing 18.594 acres of land more or less.

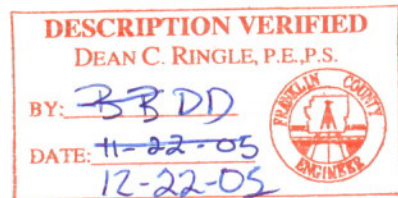
All iron pins set are 5/8" rebar 30" long with a cap inscribed Floyd Browne Group.

This description was prepared by Floyd Browne Group Delaware, Ohio from an actual field survey. The basis of bearing for this description is North 02°08'14" West for the centerline of Hamilton Road as recorded in Plat Book 100, Page 3.

 11/14/05  
 Maynard H. Thompson, P.S. 7128 Date

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Central Ohio  
 740-363-6792  
 740-363-6536 Fax