



200601090004853

Pgs: 3 \$36.00 T20060001796
01/09/2006 1:12PM BXCITY ATTORN
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **COLUMBUS/FRANKLIN COUNTY AFFORDABLE HOUSING TRUST 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, the following described real property:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 6, Township 11, Range 21, United States Military Lands and being all out of that 69.187 acre tract as conveyed to Therll W. Clagg of record in Instrument Number 199903100060536 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 8840 at the centerline intersection of said Watkins Road with Alum Creek Drive, said monument being N 85° 47' 45" W a distance of 1488.54 feet from Franklin County Geodetic Survey Monument Number 8841 in the centerline of said Watkins Road;

Thence N 03° 50' 47" E, with the centerline of said Alum Creek Drive, a distance of 734.57 feet to an angle point in said centerline;

Thence N 03° 58' 24" E, partly with said centerline and partly with an extension of said centerline, a distance of 980.82 feet to a point;

Thence S 86° 01' 36" E, leaving said centerline, a distance of 27.61 feet to an iron pin set in the easterly right-of-way line of said Alum Creek Drive as dedicated in Road Record 18-205;

Thence S 86° 11' 23" E, across said Clagg tract, a distance of 210.11 feet to an iron pin set, being the True Point Of Beginning;

Thence with a new division line across said Clagg tract, the following courses:

S 86° 11' 23" E, a distance of 249.89 feet to an iron pin set;

S 19° 52' 30" E, a distance of 343.95 feet to a 3/4 inch diameter iron pin found with a plastic cap inscribed PS 6065;

S 23° 29' 41" E, a distance of 315.05 feet to a 3/4 inch diameter iron pin found with a plastic cap inscribed PS 6065;

S 51° 11' 45" E, a distance of 157.47 feet to a 3/4 inch diameter iron pin found with a plastic cap inscribed PS 6065;

S 52° 44' 45" E, a distance of 53.38 feet to an iron pin set;

S 37° 15' 15" W, a distance of 20.00 feet to an iron pin set;

N 52° 44' 45" W, a distance of 24.92 feet to an iron pin set;

N 85° 46' 42" W, a distance of 372.98 feet to an iron pin set;

S 04° 13' 18" W, a distance of 120.00 feet to an iron pin set;

TRANSFERRED

JAN 9 2006
1 JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

900299
CONVEYANCE TAX
EXEMPT
A J
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

N 85° 46' 42" W, a distance of 46.09 feet to an iron pin set;
N 04° 51' 16" E, a distance of 406.55 feet to an iron pin set;
N 05° 31' 23" E, a distance of 62.37 feet to an iron pin set;
N 34° 10' 32" W, a distance of 428.39 feet to an iron pin set; and
N 03° 48' 37" E, a distance of 28.13 feet to the True Point Of Beginning
and containing **4.008 acres** of land, more or less.

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.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 8840 and 8841, established by the Franklin County Engineering Department, using GPS procedures and equipment.

EMH&T, INC., Jeffrey A. Miller, R.S. No 7211, July 2003.

0-41-A
All of
(010)267630

Franklin County Tax Parcel No. 010-267630.

Prior Instrument Reference: Instrument Number 200307300237070,
Recorder's Office, Franklin County, Ohio.

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: T.G.
DATE: 1/9/06

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 5th day of January 2006.

COLUMBUS/FRANKLIN COUNTY AFFORDABLE HOUSING TRUST CORPORATION

an Ohio corporation

Mark Milligan, President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 5th day of January 2006
the foregoing instrument was acknowledged before me by Mark Milligan, President, on behalf of
Columbus/Franklin County Affordable Housing Trust Corporation, an Ohio corporation.

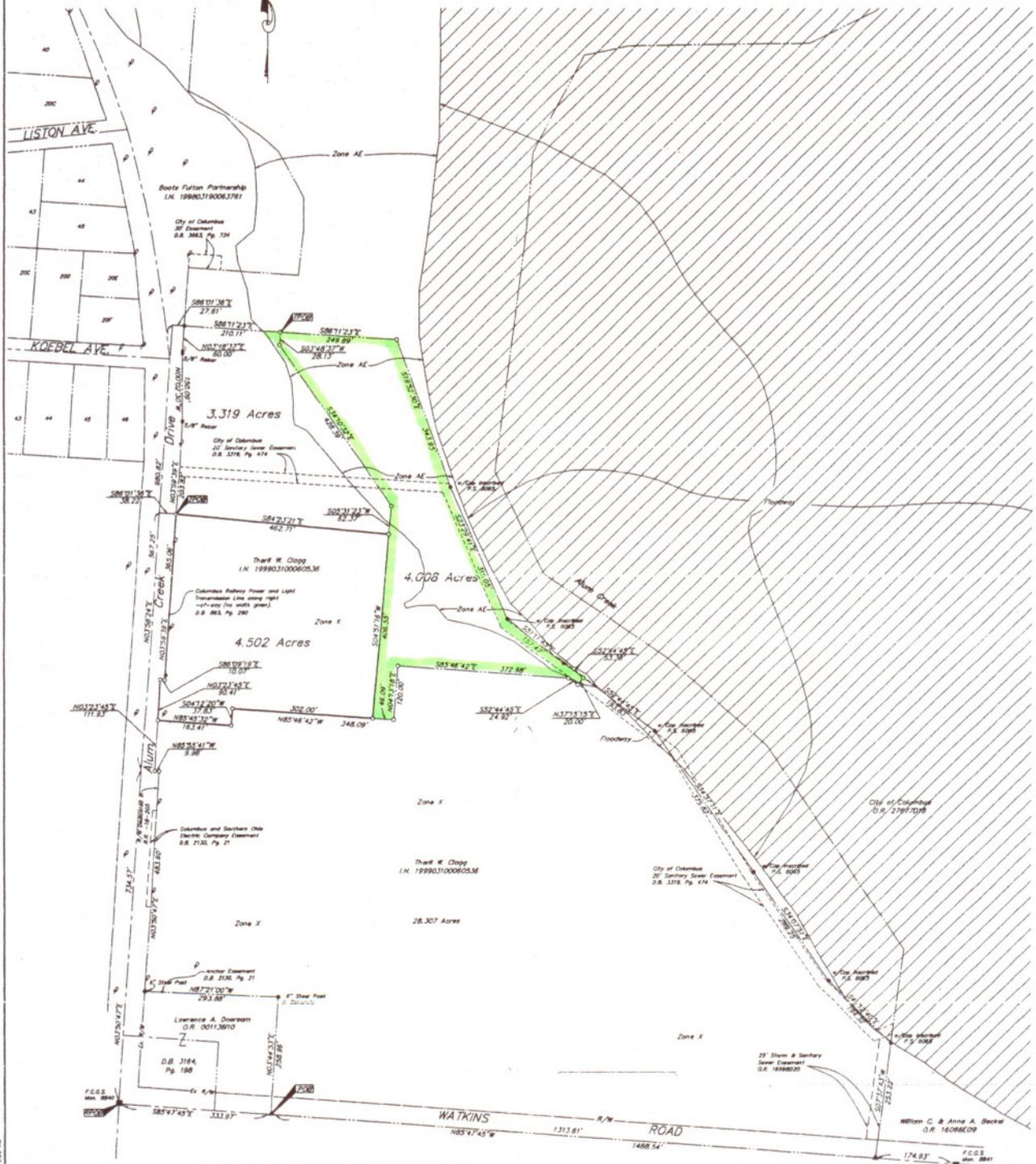


(seal) HECHA R. HARDIMAN
Notary Public, State of Ohio
My Commission Expires 11-24-08

Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (12-28-05)
Real Estate Attorney
Real Estate Division
For: Department of Recreation & Parks
Re: Zoning-Z-02-064, Ordinance No. 0005-03

**SURVEY OF ACREAGE PARCELS
SECTION 6, TOWNSHIP 11, RANGE 21
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



The following items from Title Commitment No. 21480 are not located on the subject parcel (4.502 Ac.):

- D.B. 1736, Pg. 554 (Columbus and Southern Ohio Electric Company)
- D.B. 2640, Pg. 341 (City of Columbus)
- O.R. 12482410 (City of Columbus)
- O.R. 17480011 (Assignment of assessment)
- D.B. 3863, Pg. 734 (City of Columbus)
- D.B. 3130, Pg. 71 (Columbus and Southern Ohio Electric)
- D.B. 3319, Pg. 474 (City of Columbus)
- O.R. 16990200 (City of Columbus)

○ = STONE PND
 ■ = WOOD PND
 ● = I.P. PND
 ○ = I.P. SET
 ○ = MARK PND
 ○ = MARK PND SET
 ● = R.R. SPK. PND
 ● = R.R. SPK. SET
 ● = P.K. NAL. PND

1/8" = 100' (1/8" = 100' on page 2/2) (cop. inscribed EMHT INC)

GRAPHIC SCALE
(IN FEET)

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August, 2, 1995), the subject parcels shown herein are within Zone AE (areas mandated by 100-year flood) and Zone X (areas outside 500-year flood plain), Community Panel No. 3904002700.

LEGEND
 P = Power Pole
 S = City Well s/Anchors

UTILITY STATEMENT:
 The utilities shown herein have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise of such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

Note:
 All topographic information shown herein was taken from The Franklin County Auditor's G.I.S. No field verification was done at the time of this survey.

Note:
 Zoning information was not made available to the undersigned as of the date of this survey.



Surveyed & Prepared By
EMHT
 INCORPORATED SURVEYORS, PLANNERS, SCIENTISTS
 EVANS, MICHENER, HANBLETON & MITCHELL INC.
 175 HILL STREET, COLUMBUS, OHIO 43201-3036
 TEL: 614-471-5150 • FAX: 614-471-7256

CERTIFICATION: (Commitment No. 21480)
 To: LW Associates, Inc., Stewart Title Guaranty Company, Landmark Title Agency, Inc. and Community Investment Corporation, an Ohio Corporation

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standards Deed Requirements for ALTA/ACSM and NSPS in 1990," and included items 1, 3, 4, & 11 of Table A, "Optional Survey Responsibilities & Specifications" hereof and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.

By: *Steven A. Miller*
 Surveyor No. 7211

BASES OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 8840 & 8841, established by the Franklin County Engineering Department, using Global Positioning System.



Joseph W. Testa
Auditor, Franklin County, Ohio

Geographic Information System

PID: 010-267630
City Of Columbus Ohio
0 Alum Creek,

Image Date: Tue Feb 7 14:38:29 2006



Owner Name CITY OF COLUMBUS OHIO

Transfer Date 01/09/2006

Sale Amount \$0

Year Built Not Available

Site Address ALUM CREEK DR

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

Auditor's Map O041A 001.03

Neighborhood 0.00

School Name City of Columbus

Annual Taxes \$355.88

Tax District CITY OF COLUMBUS

Description ALUM CREEK DR
R21 T11 S6
4.008 ACRES

Auditor's Appraised Values

Land	\$23,600	Exempt Land	\$0
Building	\$0	Exempt Building	\$0
Total	\$23,600	Exempt Total	\$0

Assessed Acreage	0.00
Landuse	501 - Other Residential
CAUV	\$0
Homestead	
Property Class	Other
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