



**Instrument Number: 201606210078678**  
**Recorded Date: 06/21/2016 11:43:18 AM**



Terry J. Brown  
 Franklin County Recorder  
 373 South High Street, 18<sup>th</sup> Floor  
 Columbus, OH 43215  
 (614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

**Transaction Number: T20160037671**  
**Document Type: DEED**  
**Document Page Count: 4**

**Submitted By (Walk-In):**  
 LOCKE MCKENZIE

Walk-In

**Return To (Hold at Counter):**  
 LOCKE MCKENZIE

Hold at Counter

**First Grantor:**  
 ST CHARLES PARTNERS

**First Grantee:**  
 COLUMBUS CITY OF

**Fees:**

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$16.00
<b>Total Fees:</b>	<b>\$44.00</b>
<b>Amount Paid:</b>	<b>\$44.00</b>
<b>Amount Due:</b>	<b>\$0.00</b>

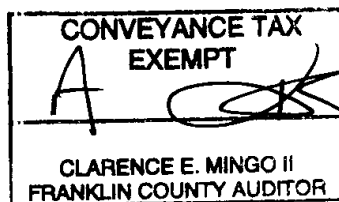
**Instrument Number: 201606210078678**  
**Recorded Date: 06/21/2016 11:43:18 AM**

**OFFICIAL RECORDING COVER PAGE**

**DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.  
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



90006777

TRANSFERRED

JUN 20 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO**GENERAL WARRANTY DEED**

(O.R.C.§5302.05)

KNOW ALL MEN BY THESE PRESENTS that **ST. CHARLES PARTNERS**, "Grantor", an Ohio general partnership, for One Dollar (\$1.00) and other good and valuable consideration given by the **CITY OF COLUMBUS, OHIO**, a municipal corporation, "Grantee", 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:

**PARCEL NO. 10WL**

ALL RIGHT, TITLE, INTEREST, AND ESTATE IN  
FEE SIMPLE INCLUDING LIMITATION OF ACCESS  
(SEE LEGAL DESCRIPTION ATTACHED HERETO  
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel Numbers: 010-191334

Prior Instrument Reference: O.R. 10534, Page H16 and O.R. 12351, Page G05  
Recorder's Office, Franklin County, Ohio.

The property conveyed herein to Grantee is being acquired for the purpose of constructing roadway/highway improvements as part of the Cleveland Avenue and Schrock Road Improvement project.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

Grantor may have the right under Section 163.211 of the Ohio Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase.

The Grantor, St. Charles Partners, by its duly authorized partner, has caused this instrument to be executed and subscribed this 20 day of JUNE, 2016.

ST. CHARLES PARTNERS  
an Ohio general partnership

Print name: Jeffrey Heckman  
Title: Partner

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 20 day of JUNE, 2016, I affixed my seal evidencing the foregoing instrument was acknowledged before me by JEFFREY HECKMAN, PARTNER, on behalf of St. Charles Partners, an Ohio general partnership.

(seal)

W. Locke McKenzie  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: David E. Peterson REV (4-14-16)  
Chief Real Estate Attorney  
Real Estate Division  
For: 10WL  
Re: Cleveland-Schrock Improvements



**W. LOCKE MCKENZIE, Attorney At Law**  
**NOTARY PUBLIC, STATE OF OHIO**  
My commission has no expiration date.  
Section 147.03 R.C.

**EXHIBIT A**

Page 1 of 2

RX 252 WL

Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 10-WL  
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being out of the 0.532 acre tract conveyed to St. Charles Partners by deed of record in Official Record 10524H16, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

**BEGINNING, FOR REFERENCE**, at a 3/4 inch solid iron pin in a monument box found marking the intersection of the centerline of construction of Cleveland Avenue as shown on the right-of-way plans FRA-270-18.32N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio with the original centerline of Schrock Road, also being in the northerly line of Parcel 6062B-WL conveyed to the State of Ohio by deed of record in Deed Book 2762, Page 5;

thence South 03° 27' 14" West, with said centerline of construction and across said Parcel 6062B-WL, a distance of 148.67 feet, to a point;

thence North 86° 32' 46" West, across said Parcel 6062B-WL and Parcel 6059-WL conveyed as a highway easement to the State of Ohio by deed of record in Deed Book 2625, Page 41, a distance of 59.67 feet, to a point in the westerly line of said Parcel 6059-WL, a southerly corner of the 0.093 acre tract conveyed as Parcel 23-WD to City of Columbus, Ohio by deed of record in Official Record 10048A03, an easterly line of said 0.532 acre tract, and the intersection of the westerly limited access right-of-way line of Cleveland Avenue with the southerly right-of-way line of Schrock Road, being the **TRUE POINT OF BEGINNING**;

thence South 07° 50' 17" West, with the westerly line of said 0.532 acre tract, said westerly limited access right-of-way line, and the westerly line of said Parcel 6059-WL, a distance of 112.40 feet, to the southeasterly corner thereof and the northeasterly corner of the 0.5367 acre tract conveyed to Perfect Image Investments, LLC by deed of record in Instrument Number 200906300095161 (reference a 3/4 inch iron pipe found, 0.11 feet northerly and 0.06 feet westerly);

**EXHIBIT A**

Page 2 of 2

RX 252 WL

Rev. 06/09

thence North 85° 59' 46" West, with the line common to said 0.5367 acre and 0.532 acre tracts, a distance of 0.24 feet, to an iron pin set;

thence across said 0.532 acre tract, the following courses:

North 03° 27' 14" East, a distance of 112.07 feet, to an iron pin set;

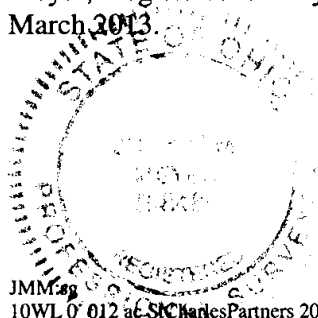
South 86° 32' 46" East, a distance of 8.83 feet, to the **TRUE POINT OF BEGINNING**, containing 0.012 acre, more or less, from Auditor's Parcel Number 010-191334.

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

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FRANK 85 and WEST 17. The portion of the centerline of Schrock Road, having a bearing of North 78° 31' 16" East, is designated the "basis of bearing" for the survey.

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.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012 and March 2013.



JMM:ag  
10WL 07\_012 ac SIC CharlesPartners 20130183.docx

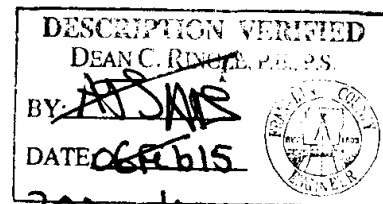
EVANS, MECHWART, HAMBLETON & TILTON, INC.

2-3-2015

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

0-98-D  
split  
0.012 acre  
out of  
(010)  
191334



20 Jun 16