

# **DO NOT DETACH**



**Instrument Number: 201712040169868**

**Recorded Date: 12/04/2017 12:56:45 PM**



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

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

CITY ATTORNEY BOX/REAL ESTATE DIV.

Walk-In

**First Grantor:**

CALVARY APOSTOLIC CHURCH

**First Grantee:**

COLUMBUS CITY OF

**Fees:**

Document Recording Fee: \$28.00

Additional Pages Fee: \$72.00

**Total Fees:** \$100.00

**Amount Paid:** \$100.00

**Amount Due:** \$0.00

**Instrument Number: 201712040169868**

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OFFICIAL RECORDING COVER PAGE

## **DO NOT DETACH**

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Franklin County Ohio Clerk of Courts of the Common Pleas- 2017 Nov 30 2:23 PM-17CV003045

5.6

IN THE COURT OF COMMON PLEAS, FRANKLIN COUNTY, OHIO  
**TRANSFERRED**

City of Columbus, Ohio,  
a municipal corporation,

DEC 04 2017

Plaintiff,

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Case No. 17CV-3045

-vs-

**CONVEYANCE TAX  
EXEMPT**  
A  
CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR  
90012946

Judge Kim Brown

Calvary Apostolic Church, et al.,

Defendants.

**ENTRY VESTING TITLE**

The Court, by Settlement Entry, having ordered the City of Columbus, Ohio to pay to Defendant, Calvary Apostolic Church, the total sum of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00), said amount having been deposited with the Clerk of Courts, it is hereby ORDERED, ADJUDGED AND DECREED, that a fee simple interest without limitation of access, a fee simple interest with limitation of access and a temporary construction easement to the following described real property and the right of immediate possession thereto be and is hereby vested in the plaintiff, City of Columbus, Ohio, free and clear of all claims of the owners of said property and persons having an interest therein, except to the extent that the following right to repurchase may be applicable.

If the City of Columbus, Ohio, decides not to use the following described real property for the purposes stated in its appropriation complaint, the herein named fee simple owner(s) may repurchase said property for its fair market value as determined by an independent appraiser chosen by agreement of the plaintiff and fee simple owner(s) or, if said parties cannot agree, an appraiser chosen by this Court. The right of repurchase shall be extinguished if any of the following occur:

- (A) The fee simple owner(s) decline to repurchase the described real property.
- (B) The fee simple owner(s) fail to repurchase the property within sixty days after the plaintiff offers the property for repurchase.

## Franklin County Ohio Clerk of Courts of the Common Pleas- 2017 Nov 30 2:23 PM-17CV003045

- (C) A plan, contract, or arrangement is authorized that commences an urban renewal project that includes the property.
- (D) The plaintiff grants or transfers the property to any other person or agency.
- (E) Five years have passed since the property was appropriated.
- (F) Prior to the filing of the complaint for appropriation, the appropriated property was a blighted parcel, and the fee simple owner(s) contributed to the blight.

Said property is more particularly described as follows:

See attached Exhibit "A".

**Franklin County Tax Parcel Nos.: 600-175618, 600-208624**

It is further ORDERED that the plaintiff shall have a copy of this Entry certified with the Clerk of this Court, and upon presentation of the same to the Recorder of Franklin County, Ohio the same shall be filed and recorded in said Recorder's Office.

---

Judge Kim Brown

**APPROVED:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
RICHARD C. PFEIFFER, JR., CITY ATTORNEY**

**/s/ Anthony M. Roseboro**

**Anthony M. Roseboro                      0032859**  
**Real Estate Attorney**  
**Real Estate Division**  
**109 N. Front Street**  
**Columbus, Ohio 43215**  
**(614) 645-7712**  
**troseboro@columbus.gov**  
**Attorney for Plaintiff**

## Franklin County Ohio Clerk of Courts of the Common Pleas- 2017 Nov 30 2:23 PM-17CV003045

/s/ John M. Kuhl

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John M. Kuhl 0080966

Kara M. Mundy 0091146

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Attorneys for Defendant The Union Bank Company

/s/ Mary E. Johnson

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Assistant Prosecuting Attorney

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(614) 525-3500

[mjohnson@franklincountyohio.gov](mailto:mjohnson@franklincountyohio.gov)

Attorney for Franklin County Treasurer

This instrument prepared by:

City of Columbus, Department of Law

By: Anthony M. Roseboro

Real Estate Attorney

Real Estate Division

For: Division of Transportation

Re: Cleveland Avenue at Schrock Road Public Improvement Project, Project #530086

Franklin County Ohio Clerk of Courts of the Common Pleas- 2017 Nov 30 2:23 PM-17CV003045

Franklin County Court of Common Pleas

**Date:** 11-30-2017

**Case Title:** COLUMBUS CITY -VS- CALVARY APOSTOLIC CHURCH ET AL

**Case Number:** 17CV003045

**Type:** ORDER VESTING TITLE

It Is So Ordered.



/s/ Judge Kim Brown

Electronically signed on 2017-Nov-30 page 4 of 4

THE STATE OF OHIO  
Franklin County, ss

CLERK OF COURTS  
PLEASANTON, OH 43084

HEREBY CERTIFY THAT THE ABOVE AND FORE-  
GOING IS TRULY TAKEN AS IN FORM AND IS THE  
ORIGINAL Entry

DO NOT FILE IN MY OFFICE

WITNESS MY HAND AND SEAL OF SAID COUNTY  
THIS 04 DAY OF 12 A.D. 2017

MARVELLEN O'SHAUGHNESSY, Clerk

By m white Deputy

**EXHIBIT A**

RX 250 WD

Page 1 of 2

Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 7-WD  
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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 2, Township 2, Range 17 of the United States Military Lands, being out of Reserve "B" as shown on Lauffer Road Dedication and Reserves "A" & "B" and Easements of record in Plat Book 66, Pages 51 and 52, conveyed as Parcel One to Calvary Apostolic Church by deed of record in Instrument Number 200707240128997, (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 47.95 feet, to a point;

thence South 86° 32' 46" East, across said Parcel 6062B-WL, a distance of 60.98 feet, to a magnetic nail set in the easterly line of said Parcel 6062B-WL, a southwesterly corner of the 0.174 acre tract conveyed as Parcel 12WD to Franklin County by deed of record in Official Record 4132H13, the northwesterly corner of said Reserve "B", and the intersection of the easterly 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 North 78° 31' 16" East, with the northerly line of said Reserve "B", the southerly line of said 0.174 acre tract, and said southerly right-of-way line, a distance of 122.60 feet, to a magnetic nail set at a corner of said Reserve "B", the southeasterly corner of said 0.174 acre tract, the southwesterly corner of the 0.296 acre tract conveyed as Parcel 14WD to Franklin County Commissioners, Franklin County, Ohio by deed of record in Official Record 4644D15;

**EXHIBIT A**

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thence South 03° 20' 44" West, with an easterly line of said Reserve "B" and a right-of-way line, a distance of 14.48 feet, to an iron pin set;

thence across said Reserve "B", the following courses:

South 78° 31' 16" West, a distance of 84.25 feet, to an iron pin set;

South 34° 08' 30" West, a distance of 32.59 feet, to an iron pin set;

North 88° 24' 50" West, a distance of 19.38 feet, to an iron pin set in the easterly line of said Parcel 6062B-WL, the easterly limited access right-of-way line of Cleveland Avenue, and the westerly line of said Reserve "B";

thence North 01° 35' 10" East, with said easterly line, said easterly limited access right-of-way line, and said westerly line, a distance of 33.28 feet, to the **TRUE POINT OF BEGINNING**, containing 0.053 acre, more or less, from Auditor's Parcel Number 600-208624.

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.

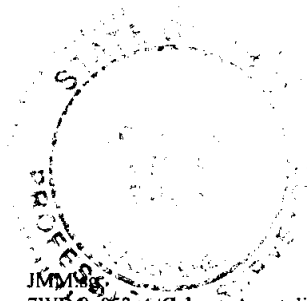
This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012 and March 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

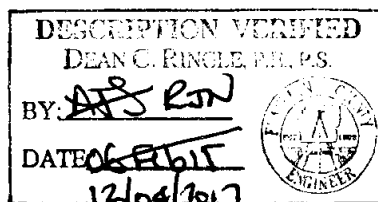
2-3-2015

Date



7WD-0\_059-a-Calvary Apostolic Church 20130183.doc

0-1-C  
Split  
0.053 ac  
out of  
(600)  
208624



**EXHIBIT A**

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Ver. Date 02/02/2015

PID 94931

**PARCEL 7-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 2, Township 2, Range 17 of the United States Military Lands, being out of Reserve "B" as shown on Lauffer Road Dedication and Reserves "A" & "B" and Easements of record in Plat Book 66, Pages 51 and 52, conveyed as Parcel One to Calvary Apostolic Church by deed of record in Instrument Number 200707240128997, (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 47.95 feet, to a point;

thence South 86° 32' 46" East, across said Parcel 6062B-WL, a distance of 60.98 feet, to a point in the easterly line of said Parcel 6062B-WL, a southwesterly corner of the 0.174 acre tract conveyed as Parcel 12WD to Franklin County by deed of record in Official Record 4132H13, the northwesterly corner of said Reserve "B", and the intersection of the easterly limited access right-of-way line of Cleveland Avenue with the southerly right-of-way line of Schrock Road;

thence South 01° 35' 10" West, with said easterly line, said easterly limited access right-of-way line, and the westerly line of said Reserve "B", a distance of 33.28 feet, to an iron pin set at the ***TRUE POINT OF BEGINNING***;



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thence across said Reserve "B", the following courses:

South 88° 24' 50" East, a distance of 19.38 feet, to an iron pin set;

South 10° 56' 39" West, a distance of 48.19 feet, to an iron pin set;

South 03° 18' 46" West, a distance of 314.11 feet, to an iron pin set in the southerly line of said Reserve "B" and the northerly line of the 0.578 acre tract conveyed as Parcel Two to Calvary Apostolic Church by deed of record in Instrument Number 200707240128997;

thence North 55° 06' 25" West, said southerly and northerly line, a distance of 2.48 feet, to a common corner thereof, the southeasterly corner of said Parcel 6062B-WL, the northeasterly corner of Parcel 6062A-WL conveyed to the State of Ohio by deed of record in Deed Book 2717, Page 252, and in the easterly limited access right-of-way line of said Cleveland Avenue (reference a 3/4 inch iron pipe found, 0.18 foot westerly and 0.08 foot southerly);

thence North 01° 35' 10" East, with the westerly line of said Reserve "B", the easterly line of said Parcel 6062B-WL, and said easterly limited access right-of-way line, a distance of 360.15 feet, to the **TRUE POINT OF BEGINNING**, containing 0.066 acre, more or less, from Auditor's Parcel Number 600-208624.

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.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

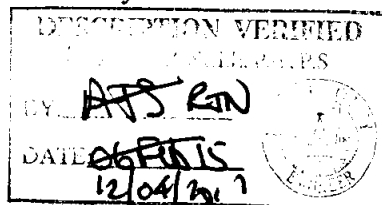
Joshua M. Meyer  
Professional Surveyor No. 8485

2-3-2015

Date

0-1-C  
Split  
0.066 acre  
out of  
(600)  
208624

JMM:sg  
7WL0\_066 ac Calvary Apostolic Church 20130183.doc



**EXHIBIT A**

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Ver. Date 02/02/2015

PID 94931

**PARCEL 7-TV  
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF WESTERVILLE, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 2, Township 2, Range 17 of the United States Military Lands, being out of Reserve "B" as shown on Lauffer Road Dedication and Reserves "A" & "B" and Easements of record in Plat Book 66, Pages 51 and 52, conveyed as Parcel One and the 0.578 acre tract conveyed as Parcel Two to Calvary Apostolic Church by deed of record in Instrument Number 200707240128997, (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 47.95 feet, to a point;

thence South 86° 32' 46" East, across said Parcel 6062B-WL, a distance of 60.98 feet, to a point in the easterly line of said Parcel 6062B-WL, a southwesterly corner of the 0.174 acre tract conveyed as Parcel 12WD to Franklin County by deed of record in Official Record 4132H13, the northwesterly corner of said Reserve "B", and the intersection of the easterly limited access right-of-way line of Cleveland Avenue with the southerly right-of-way line of Schrock Road;

thence South 01° 35' 10" West, with said easterly line, said easterly limited access right-of-way line, and the westerly line of said Reserve "B", a distance of 33.28 feet, to a point;

thence across said Reserve "B" and said 0.578 acre tract, the following courses:

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South 88° 24' 50" East, a distance of 19.38 feet, to the *TRUE POINT OF BEGINNING*;

North 34° 08' 30" East, a distance of 32.59 feet, to a point;

North 78° 31' 16" East, a distance of 40.85 feet, to a point;

South 03° 41' 54" West, a distance of 10.17 feet, to a point;

North 85° 34' 48" West, a distance of 27.84 feet, to a point;

South 03° 17' 19" West, a distance of 20.08 feet, to a point;

South 48° 18' 28" West, a distance of 39.60 feet, to a point;

South 04° 26' 38" West, a distance of 198.92 feet, to a point;

South 01° 08' 25" West, a distance of 345.90 feet, to the southerly line of said 0.578 acre tract and the northerly line of the 0.8507 acre tract conveyed to Meredith E. Weller by deed of record in Instrument Number 200712110212424;

thence North 85° 35' 45" West, with the line common to said 0.8507 acre and 0.578 acre tracts, a distance of 11.89 feet, to a common corner thereof in the easterly limited access right-of-way line of Cleveland Avenue, the southeasterly corner of Parcel 6062A-WL conveyed to the State of Ohio by deed of record in Deed Book 2717, Page 252, and the northeasterly corner of Parcel 6062-WL conveyed to the State of Ohio by deed of record in Deed Book 2749, Page 359;

thence North 01° 35' 10" East, with the westerly line of said 0.578 acre tract, said easterly limited access right-of-way line, and the easterly line of said Parcel 6062A-WL, a distance of 203.12 feet, to the northwesterly corner of said 0.578 acre tract, the northeasterly corner of said Parcel 6062A-WL, the southeasterly corner of said Parcel 6062B-WL, and the southwesterly corner of said Reserve "B";

thence South 55° 06' 25" East, with the line common to said 0.578 acre tract and said Reserve "B", a distance of 2.48 feet, to a point;

thence across said Reserve "B", the following courses:

North 03° 18' 46" East, a distance of 314.11 feet, to a point;

North 10° 56' 39" East, a distance of 48.19 feet, to the *TRUE POINT OF BEGINNING*, containing 0.111 acre, more or less.

**EXHIBIT A**

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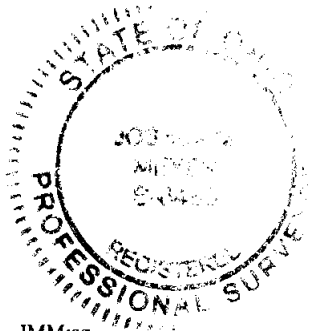
RX 287 TV

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Of the above described 0.111 acre, 0.051 acre is from Auditor's Parcel Number 600-175618 and 0.060 acre is from Auditor's Parcel Number 600-208624.

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.

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.



EVANS, MECHWART, HAMBLETON &amp; TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

2-3-2015

Date