



2004102202245227

PS: 4 \$44.00 120040091851  
10/22/2004 4:04PM EXCITY ATTORN  
Robert G. Montgomery  
Franklin County Recorder

**LIMITED WARRANTY DEED**  
(R.C. §5302.07)

KNOW ALL MEN BY THESE PRESENTS that  
**CAPITOL SQUARE, LTD.**, "Grantor", an Ohio limited liability company, 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, condition, and restrictions of record, hereby grant in fee simple, with limited warranty  
covenants (R.C. §5302.08), for all roadway/highway purposes, to the Grantee, its successors and  
assigns forever, the following described real property:

(SEE LEGAL DESCRIPTION ATTACHED HERETO  
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-000765.

Prior Instrument Reference: Instrument Number 199910270269739,  
Recorder's Office, Franklin County, Ohio.

GRANTEE TO HAVE AND TO HOLD said real property, together with any buildings  
and improvements thereon, with all the estate, rights, easements and appurtenances belonging to  
the Grantor in the said real property. (R.C. §5302.04)

The Grantor, by its duly authorized member, has caused this deed to be executed and  
subscribed this 20 day of October 2004.

**CAPITOL SQUARE, LTD.**  
an Ohio limited liability company

*Olivia A. Jones*  
Print Name: OLIVIA JONES  
Title: PRESIDENT

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

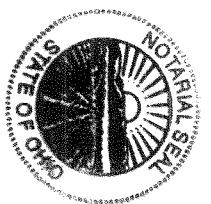
BE IT REMEMBERED, that on this 19<sup>th</sup> day of October 2004,  
the foregoing instrument was acknowledged before me by Olivia Jones,  
President, on behalf of Capitol Square, Ltd., an Ohio limited liability company.

*Sandra A. Thompson* 913622  
Notary Public

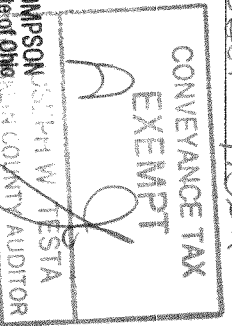
This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow(9-27-04) revised(10-7-04)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Seavmore Street donation-1.eVally

TRANSFERRED

NOV 22 2004  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO



SANDRA A. THOMPSON  
Notary Public, State of Ohio  
My Commission Expires 10-19-08



ACCEPT, DEDICATE NAME BY ORD 1977-2004

**DEDICATION OF RIGHT-OF-WAY**  
**0.592 ACRE**  
**West of South Front Street**  
**South of Liberty Street**

**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 27, Township 5, Range 22, Refugee Lands and being portion of the remainder of that 21.418 acre tract conveyed to Capitol Square, Ltd. by deed of record in Instrument Number 199910270269739 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

*Beginning* at an iron pin set at the intersection of the northerly right-of-way line for Sycamore Street (50 feet) with the westerly right-of-way line for Bank Street (40 feet), being a corner to said 21.418 acre tract;

thence South 08° 12' 27" East, with said westerly right-of-way line, an easterly line of said 21.418 acre tract, 50.00 feet to an iron pin set at the intersection of said westerly right-of-way line with the southerly right-of-way line of Sycamore Street extended;

thence South 81° 49' 17" West, crossing said 21.418 acre tract with said southerly right-of-way line extended, 488.82 feet to an iron pin set in the westerly line of said 21.418 acre tract and the easterly line of the Columbus Feeder of the Ohio & Erie Canal;

thence North 16° 10' 37" West, with said easterly canal line, 52.49 feet to a 3/4-inch iron pin found;

thence North 17° 10' 27" West, continuing with said easterly canal line, 13.18 feet to an iron pin set;

thence across said 21.418 acre tract, the following described courses:

North 81° 49' 17" East, 60.00 feet to an iron pin set;

South 08° 10' 43" East, 15.00 feet to an iron pin set in the northerly right-of-way line of Sycamore Street extended;

North 81° 49' 17" East, with said northerly right-of-way line extended, 415.53 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of 90° 00' 00", a radius of 15.00 feet and an arc length of 23.56 feet, a chord bearing and chord distance of North 36° 49' 17" East, 21.21 feet to an iron pin set at a point of tangency;

North 08° 10' 43" West, 5.00 feet to an iron pin set;

DEDICATION OF RIGHT-OF-WAY

EXHIBIT "A"

0.592 ACRE

-2-

North 81° 49' 17" East, 12.00 feet to an iron pin set in the westerly line of that 1.050 acre tract conveyed to Brewers Yard, LLC of record in Instrument Number 200205130119949;

thence South 08° 10' 43" East, with said westerly line, 20.00 feet to an iron pin set at the southwesterly corner thereof, in the northerly right-of-way line for said Sycamore Street;

thence South 81° 49' 17" West, with said northerly right-of-way line, 4.38 feet to the *Point of Beginning*. Containing 0.592 acre, more or less, from Auditor's Parcel 010-000765.

Subject, however, to all legal rights-of-way, easements and restrictions.

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 EMHTT INC.

Bearings are based on North 81° 49' 17" East for the centerline of Sycamore Street per the Ohio State Plane Coordinate System NAD83 (South Zone). Control for bearings was from coordinates of monuments COC 4-83 and Frank 62, as established by the Franklin County Engineering Department.

This description is based on records in the Recorder's Office, Franklin County, Ohio and a field survey made by EMH&T, Inc., Gahanna, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*John C. Dodgion*

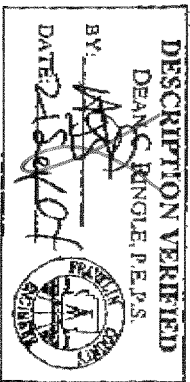
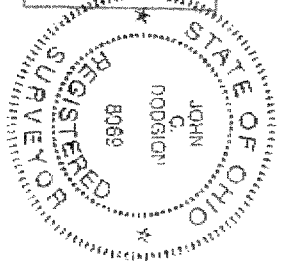
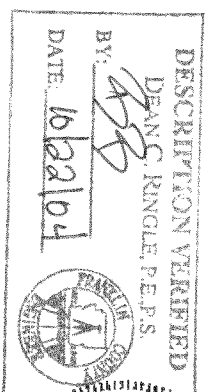
John C. Dodgion

Registered Surveyor No. 8069

*09/21/04*

SHG:slv/September 20, 04  
0\_592 ac sycamore 31243

F-64  
Sp1.t  
0.592 Acres  
out of  
(010)  
765



0005/005

09/29/04 WED 13:40 FAX 6144618714 CAPITOL SQUARE LTD +--+ JONES DAY GENERAL

1:\CADD\21\SURVE\PROJECT\2003\243\DWG\31243B.DWG-LEGAL LANDS - NO REFS - PLOTTED BY: JUBISHBY - MONDAY, SEP 20 2004 - - 7:30:15 AM



EVANS, MECHWART, HAMBLETON & TILTON, INC.  
170 MILL STREET, GAHANNA, OHIO 43230  
TELEPHONE (614) 471-3150 · FACSIMILE (614) 471-9286

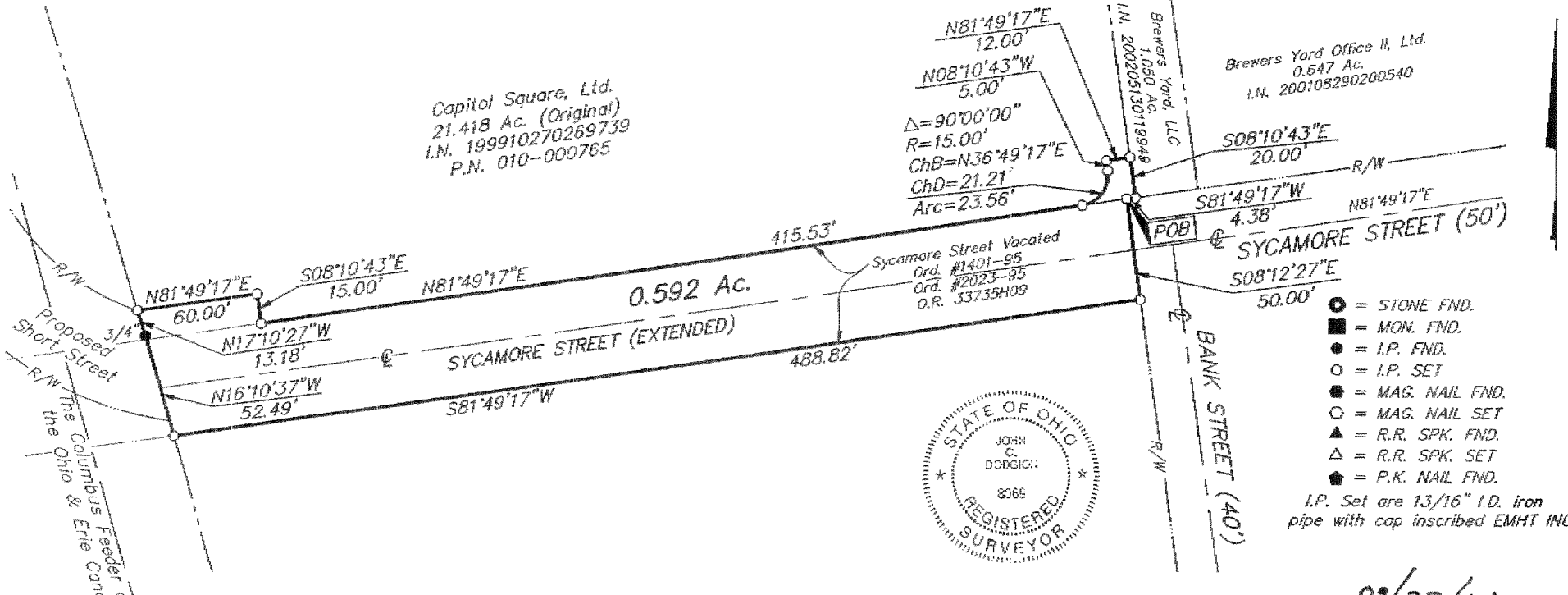
### DEDICATION OF RIGHT-OF-WAY HALF SECTION 27, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: May 7, 2004

Scale: 1" = 60'

Job No: 2003-1243

Revised September 20, 2004



- = STONE FND.
  - = MON. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - △ = R.R. SPK. SET
  - ◆ = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. Iron pipe with cap inscribed EMHT INC



Bearings are based on N81°49'17"E for the centerline of Sycamore Street per the Ohio State Plane Coordinate System, NAD83 (South Zone). Control for bearings was from coordinates of monuments COC 4-83 and Frank 62, as established by the Franklin County Engineering Department.

09/23/04

By John C. Dodgin  
Professional Surveyor No. 8066