



200502030020867

Pgs: 3 \$36.00 T20050008926  
02/03/2005 11:01AM MLCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

**LIMITED WARRANTY DEED**

(R.C. §5302.07)

KNOW ALL MEN BY THESE PRESENTS that **NATIONWIDE MUTUAL INSURANCE COMPANY**, "Grantor", an Ohio mutual insurance 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, conditions, 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. 010-023134, 023137, 046060, 004195, 000929.

Prior Instrument Reference: Instrument Nos. 199901280022379, 199809290246409, 199806120145705,  
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 officer, has caused this deed to be executed and subscribed this 26<sup>th</sup> day of October 2004.

TRANSFERRED  
FEB 03 2005  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX  
EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR  
901344

**NATIONWIDE MUTUAL INSURANCE COMPANY**

an Ohio mutual insurance company

*Donald V. Freiert, Jr.*  
Donald V. Freiert, Jr.  
Vice President – Corporate Facilities

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 26<sup>th</sup> day of October 2004 the foregoing instrument was acknowledged before me by Donald V. Freiert, Jr., Vice President – Corporate Facilities, on behalf of Nationwide Mutual Insurance Company, an Ohio mutual insurance company.

(seal)

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow(10-4-04) revised(10-11-04)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Marconi Blvd. and N. Front St. connector.

*Philip W. [Signature]*  
Notary Public  
PHILIP W. LEE  
Attorney at Law  
DIVISION OF TRANSPORTATION  
CITY OF COLUMBUS, OHIO  
157.00 R.C.

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NORTH FRONT STREET  
3RD FLOOR  
COLUMBUS OHIO 43215

ACCORD REPLICATE & NAME AND DATE 0306-2005

September 15, 2004

DESCRIPTION OF 0.662 ACRE  
WEST OF FRONT STREET  
NORTH HICKORY STREET  
CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of that tract of land as described in a deed to Nationwide Mutual Insurance Company, of record in Instrument No. 199809290246409 (Inlot 148), all of that 0.270 acre tract of land as described in a deed to Nationwide Mutual Insurance Company, of record in Instrument No. 199901280022379 (Inlot 41), 0.026 acre of that 0.252 acre tract of land as described in a deed to Nationwide Mutual Insurance Company, of record in Instrument No. 199901280022379 (Inlot 40), 0.045 acre of that 0.458 acre tract of land as described in a deed to Nationwide Mutual Insurance Company, of record in Instrument No. 199806120145705 (Inlot 149) and a portion of vacated Ludlow Street as shown and delineated upon the recorded plat City of Columbus Inlots, in Deed Book "F", Page 332, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a mag nail set at the intersection of the northerly right-of-way line of Hickory Street (33 feet in width) and the westerly right-of-way line of Front Street (82.5 feet in width), at the southeasterly corner of Inlot 148 of said plat,

Thence South 81°37'18" West, along said northerly right-of-way line, a distance of 408.75 feet to a mag nail set at the intersection of said northerly right-of-way line and the easterly right-of-way line of Marconi Boulevard (82.5 feet in width);

Thence North 08°24'06" West, along said easterly right-of-way line, a distance of 62.89 feet to a mag nail set;

Thence with the arc of a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 04°08'34", an arc length of 6.51 feet, the chord of which bears North 13°37'50" East, a chord distance of 6.51 feet to a mag nail set;

Thence North 81°47'28" East, though said Inlot 40, Vacated Ludlow Street and Inlot 149, a distance of 340.73 feet to a mag nail set at a point of curvature;

Thence continuing through Inlot 149 with the arc of a curve to the left, having a radius of 65.00 feet, a central angle of 90°20'51", an arc length of 102.50 feet, the chord of which bears North 36°37'02" East, a chord distance of 92.20 feet to a mag nail set in the westerly right-of-way line of Front Street;

Thence South 08°33'23" East, along said westerly right-of-way line, a distance of 133.12 feet to the place of beginning and containing 0.662 acre of land.

Bearings herein are based on North 71°16'12" East for the right-of-way of the Marconi-Front Connector as shown on the improvement plan for the City of Columbus (1275 DR. E).

This description was prepared by M:E Companies, Civil Engineering Group, based on information obtained from actual field surveys.

G-08  
split  
0.662  
Acres  
out of  
comb of  
(010)  
248.119  
047917  
6973  
23134  
23137  
46060  
4195  
+929



# PLAN FOR MARCONI-FRONT STREET CONNECTOR COLUMBUS, FRANKLIN COUNTY, OHIO

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199903150063008  
1.231 ACRES

EX. MARCONI-FRONT CONNECTOR

INLOT 40

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199901280022379  
0.252 ACRE N81°47'28"E

0.026 ACRE  
CITY OF COLUMBUS INLOTS  
DEED BOOK "F", PAGE 332  
PLAT BOOK 3, PAGE 248  
INLOT 41

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199901280022379  
0.270 ACRE  
TRACT 2

S81°37'18"W  
HICKORY

LOT 6

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199806120145706

LOT 5

THE COLUMBUS STONE DRESSING COMPANY'S  
SUBDIVISION OF INLOTS Nos. 42, 43 AND 44

LOT 7

LOT 8

INLOT 150

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199806120145705  
0.458 ACRE  
PARCEL 1  
INLOT 149

340.73' INLOT 149  
0.045 ACRE

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199809290246409  
INLOT 148

0.662 ACRE

CURB

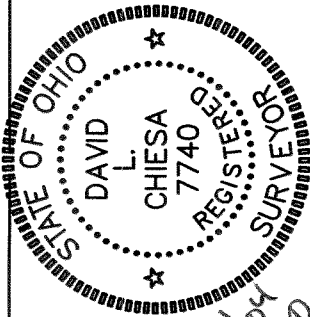
408.75'

STREET

33'

NATIONWIDE MUTUAL INSURANCE COMPANY  
INSTR. No. 199806120145705  
0.809 ACRES  
INLOT 147

CITY OF COLUMBUS INLOTS  
DEED BOOK "F", PAGE 332  
PLAT BOOK 3, PAGE 248



*David L. Chiesa*  
BY REGISTERED SURVEYOR No. 7740

04-025

JOB NUMBERS

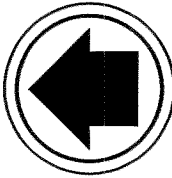
04

REGISTERED SURVEYOR

FOR M-E COMPANIES, INC.



Survey Group  
635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 818-4902



NORTH

$\Delta=90^{\circ}20'51''$   
 $R=65.00'$   
 $CB=N36^{\circ}37'02''E$   
 $CH=92.20'$   
 $L=102.50'$

NORTH FRONT STREET 82.5'

PLACE OF BEGINNING

R/W

S08°33'23"E

133.12'

R/W

BEARINGS HEREON ARE BASED ON  
NORTH 71°16'12" EAST FOR THE  
RIGHT-OF-WAY OF THE MARCONI-  
FRONT CONNECTOR AS SHOWN ON  
THE IMPROVEMENT PLAN FOR THE  
CITY OF COLUMBUS (1275 DR. E)

Handwritten mark at top left corner.

Barcode  
200502030020875  
Pg: 3 \$36.00 T20050008926  
02/03/2005 11:01AM MLCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**  
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **M. H. MURPHY DEVELOPMENT COMPANY**, "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), 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. 460-272134.**

Prior Instrument Reference: Instrument Number 200406210142808,  
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. (O.R.C.§5302.04)

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 13<sup>th</sup> day of January 2005.

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NORTH FRONT STREET  
3RD FLOOR  
COLUMBUS OHIO 43215

901550  
CONVEYANCE TAX  
EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR  
STATE OF OHIO

TRANSFERRED  
FEB 03 2005  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

**M. H. MURPHY DEVELOPMENT COMPANY**  
an Ohio corporation

*Michael H. Murphy*  
Michael H. Murphy, President

COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 13 day of January 2005 the foregoing instrument was acknowledged before me by Michael H. Murphy, President, on behalf of M. H. Murphy Development Company, an Ohio corporation.

(seal)

*Sandra I. Eller*  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (12-29-04)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Harlem Rd. r/w donation-I.e.Vally 204-053



SANDRA I. ELLER  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES 2-11-06

ACCEPT DEDICATE NAME 020 0326-2005

# EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 2, Range 16, United States Military Lands, being 0.149 acre of that 4.957 acre tract as described in a deed to MH Murphy Development Company, of record in Instrument No. 200406210142808, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Monument No. 5575 located in the centerline of Harlem Road, said monument being located North 05°55'40" West, a distance of 376.60 feet from Franklin County Monument No. 6624 located at the centerline intersection of Harlem Road and Warner Road; thence North 05°55'40" West, along the centerline of Harlem Road, a distance of 129.94 feet to point; thence North 05°43'43" West, continuing along said centerline, a distance of 94.84 feet to a mag nail set at the southwesterly corner of said 4.957 acre tract and the northwesterly corner of that original 6.056 acre tract as described in a deed to Oakley and Dorothy Chick, of record in Official Record Volume 26758, Page G02, at the TRUE PLACE OF BEGINNING;

Thence North 05°43'43" West, continuing along said centerline, a distance of 162.50 feet to a Mag Nail set at the northwesterly corner of said 4.957 acre tract and the southwesterly corner of that 3.971 acre tract as described in a deed to Christopher and Rhonda Skaggs, of record in Official Record Volume 8159, Page E09;

Thence North 89°19'41" East, along the northerly line of said 4.957 acre tract and the southerly line of said 3.971 acre tract, a distance of 40.16 feet to an iron pin set;

Thence South 05°43'43" East, through said 4.957 acre tract, a distance of 161.30 feet to an iron pin set in the southerly line of said 4.957 acre tract and the northerly line of said 6.056 acre tract;

Thence South 87°37'28" West, along said northerly and southerly lines, a distance of 40.07 feet to the TRUE PLACE OF BEGINNING and containing 0.149 acre of land.

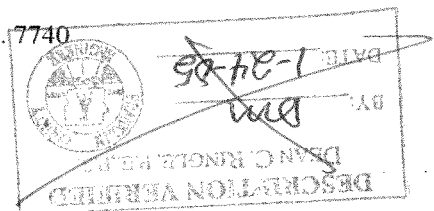
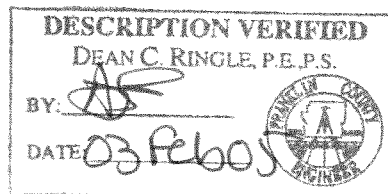
Bearings herein are based on a GPS survey of Franklin County Monuments 6624 and 5575, performed by the Franklin County Engineers Office in 1991 and is based on NAD83 Ohio State Plane Coordinate System, South Zone and determines the centerline of Harlem Road as being North 05°55'40" West.

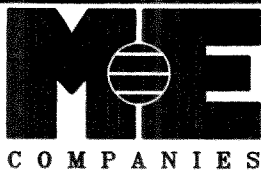
Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

This description was prepared by M-E Companies, Inc. based on a field survey of the premises.

M-E Companies, Inc.

By David L. Chiesa 12/06/04  
David L. Chiesa, P.S.  
Registered Surveyor No. 7740





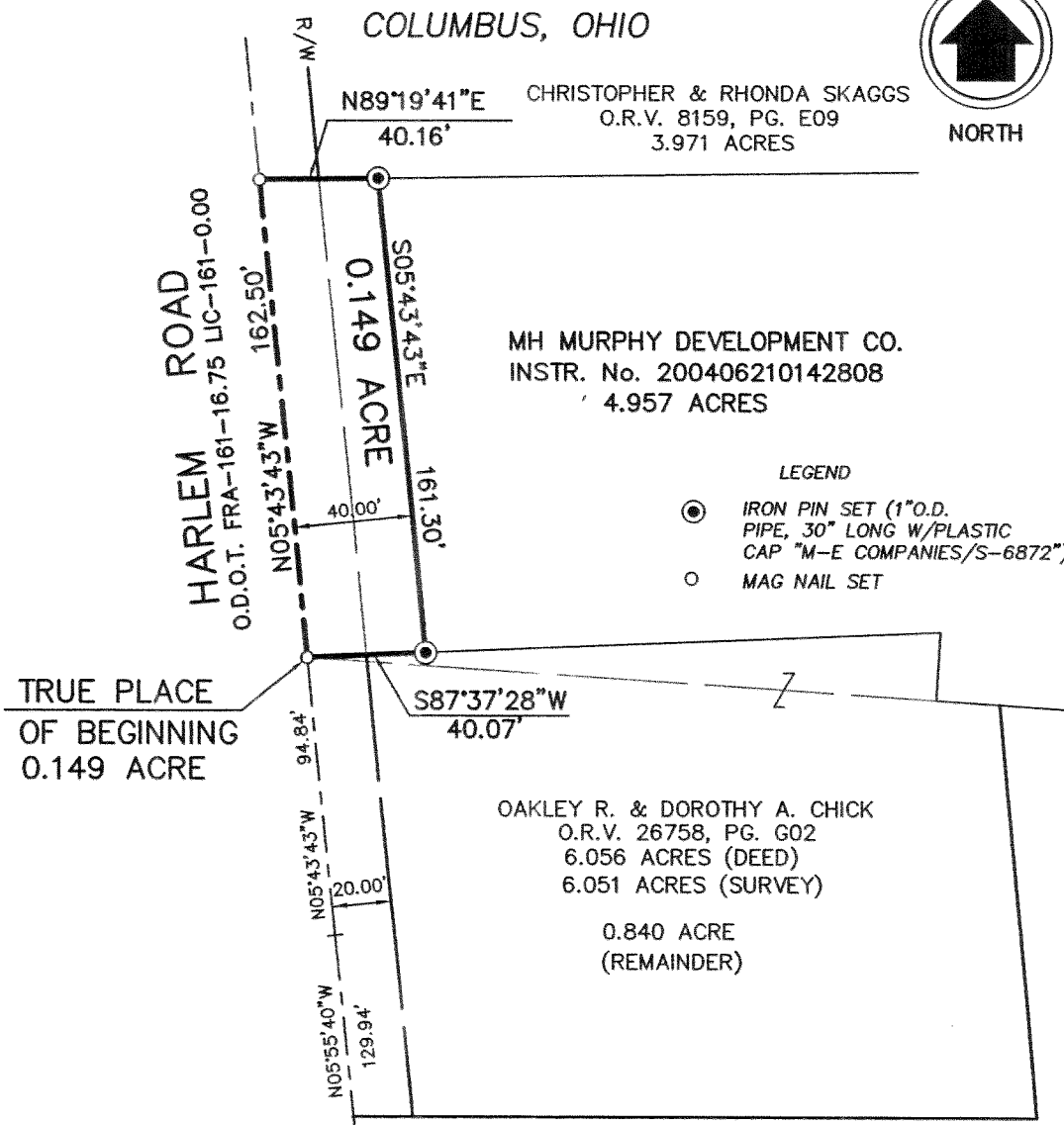
SURVEY Group  
 635 Brookside Boulevard  
 Westerville, OH 43081  
 Contact: DAVE CHIESA  
 614-818-4900 Ext. 225  
 Fax 818-4902

# RIGHT-OF-WAY EXHIBIT

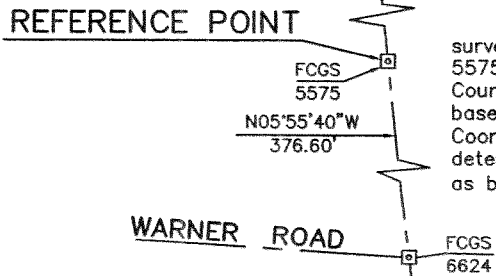
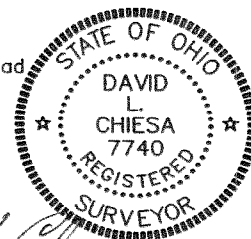
## QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS COLUMBUS, OHIO



NORTH



Bearings herein are based on a GPS survey of Franklin County monuments 5575 and 6624, performed by the Franklin County Engineers Office in 1991 and is based on NAD83 Ohio State Plane Coordinate System, South Zone and determines the centerline of Harlem Road as being North 05°55'40" West.



DATE 12/07/04 03-100  
 REVISED DATES \_\_\_\_\_ JOB NUMBERS \_\_\_\_\_

SCALE: 1"=50'

SURVD	DRAW	CHECKED
AK	DC	DLG

BY *David L. Chiesa* 12/06/04  
 REGISTERED SURVEYOR No. 7740

**GENERAL WARRANTY DEED**  
 (O.R.C.5302.05)

KNOW ALL MEN BY THESE PRESENTS that **1165 WILLIAMS RD., 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 W. 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), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

Situated in the City of Columbus, County of Franklin, State of Ohio and known as being in Section 14, Township 4, Range 22, Congress Lands, and being further bounded and described as follows;

Beginning at a monument with a disk found at the intersection of the centerlines of Williams Road, and Lockbourne Road and being the Principal Place of Beginning;

Thence South 86°12'29" East, along the centerline of said Williams Road, a distance of 414.92 feet to a point, said point being the northwesterly corner of lands conveyed to Marilyn Turpin-Warner as recorded in Volume 5252, Page C-03;

Thence South 03°48'27" West, along the westerly line of said Turpin-Warner, a distance of 50.00 feet to an iron pin set;

Thence North 86°12'29" West, a distance of 364.93 feet to an iron pin set;

Thence South 03°49'25" West, a distance of 437.90 feet to an iron pin set;

Thence North 86°10'52" West, a distance of 50.00 feet to a point in the centerline of said Lockbourne Road;

Thence North 03°49'25" East, along the centerline of said Lockbourne Road, a distance of 487.88 feet to the Principal Place of Beginning.

Said parcel of land **containing 0.9788 acres** or 42,640.78 sq.ft., be the same more or less, as surveyed and described in January, 2004 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The above description is to describe a R/W Dedication on the lands deeded to 1165 Williams Road, LTD as recorded in ORV# 200411180263939 of the Franklin County Deed Records.

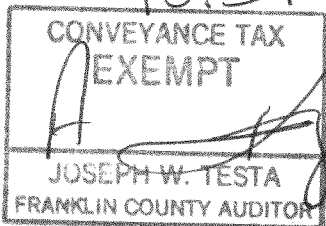
A-Z Tech Eng. & Surv. Col, Inc., Stan R. Loch, P.S. #8249, Job# 141547.

**Franklin County Tax Parcel No. 510-138819.**

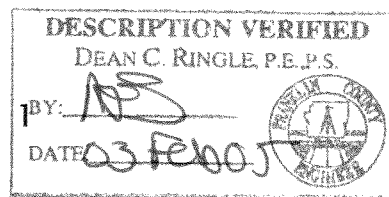
CITY OF COLUMBUS  
 SURVEY DEPARTMENT  
 109 NORTH FRONT STREET  
 3RD FLOOR  
 COLUMBUS OHIO 43215

ACCEPT DEDICATE NAME ORB 0326-2005

0-2t-A  
 split  
 0.9788 Acres  
 out of  
 (510)  
 138819



TRANSFERRED  
 FEB 03 2005  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

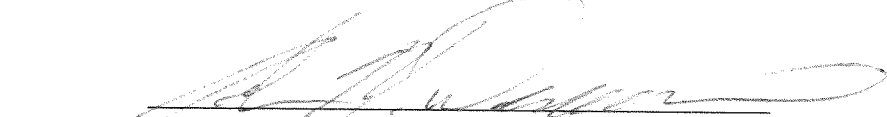


Prior Instrument Reference: O.R. Vol. 05252, Pg. C-06,  
Recorder's Office, Franklin County, Ohio.

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. (O.R.C. §5302.04).

The Grantor, by its duly authorized member, has caused this deed to be executed and subscribed this 18<sup>th</sup> day of January 2005.

**1165 WILLIAMS RD., LTD.**  
an Ohio limited liability company


  
Print Name: John M. Duncan  
Title: Managing Member


STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 18<sup>th</sup> day of January 2005 the foregoing instrument was acknowledged before me by John M. Duncan, managing member on behalf of 1165 Williams Rd., Ltd., an Ohio limited liability company.



(seal) Jami J. Moser  
Notary Public, State of Ohio  
My Commission Expires Nov. 12, 2008

  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow(12-28-04) revised(1/7/05)  
Real Estate Attorney  
Real Estate Division   
For: Division of Transportation  
Re: Lockbourne and Williams Rds.-r/w donation-LeVally 2138 DVE



RAIL ROAD SPIKE FND & USED

C/L OF LOCKBOURNE INDUSTRIAL PARKWAY

GRAPHIC SCALE



( IN FEET )

1 inch = 80 ft.

**REFERENCES:**

DEED VOLUME 5252, PAGE C-03  
 DEED VOLUME 13591, APGE B-04  
 INSTRUMENT NO. 200301230023604  
 INSTRUMENT NO. 05252C06  
 INSTRUMENT NO. 17963D05

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Stan Loch* 1-15-05

STAN LOCH DATE  
 REG SURVEYOR #8249

MARILYN TURPIN-WARNER  
 PP#510-233801  
 VOL. 5252, PAGE C-03

503°48'27"W  
 116.81' DEED  
 & USED

20.00' 30.00'  
 REG & CALC  
 USED IP SET

20' REG & USED

WILLIAMS ROAD R/W VARIES

EX R/W

586°12'29"E 415.21' DEED 414.92' CALC

EX R/W

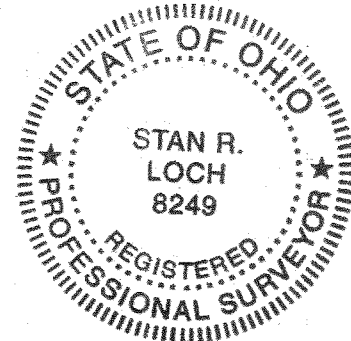
586°12'29"E 384.92' CALC

EX R/W

N86°12'29"W 364.93' CALC

1165 WILLIAMS ROAD, LTD  
 PP#510-138819  
 ORV#200411180263939

R/W-DEDICATION  
 42,640.78 sq. ft.  
 0.9788 acres



CARDINAL CONTAINER CORP.  
 PP#510-219245  
 ORV 17963D05

2" IPP FND W/  
 METAL CAP  
 0.11' N, 0.12' W

586°10'52"E

10.00'  
 CALC

IP SET

503°49'25"W 437.90' CALC PROP R/W

IP SET

N03°49'25"E 467.89' CALC CITY OF COLUMBUS LINE

30.00' 20.00'  
 OBS CALC

EX R/W MILTON TOWNSHIP LINE

30.00' 5/8" IP  
 USED FND & USED

N03°49'25"E  
 487.81' DEED 487.88' CALC

0.13' W

LOCKBOURNE ROAD R/W VARIES

MON W/  
 DISK FND  
 & USED  
 P.P.O.B.

CITY OF COLUMBUS LINE  
 MILTON TOWNSHIP LINE

30' REC & USED  
 30' CALC  
 60' CALC

30' REC & USED

<b>JOB DESCRIPTION</b> RIGHT OF WAY DEDICATION PLAT WILLIAMS ROAD & LOCKBOURNE ROAD		<b>CITY/TOWNSHIP/VILLAGE</b> PART OF SECTION 14, TOWNSHIP 4, RANGE 22 CITY OF COLUMBUS, FRANKLIN COUNTY		38879 MENTOR AVENUE SUITE A WILLOUGHBY, OHIO 44094 440-602-9071		FAX 602-9401	
<b>CHECKED BY:</b> SRL	<b>SCALE:</b> 1" = 80'	<b>DRAWN BY:</b> CL		ENGINEERING and SURVEYING Civil Engineering · Land Surveying			
<b>JOB NO.</b> 141547	<b>PAGE NO.</b> 1 OF 1	<b>DATE</b> 12/15/04					
		<b>REVISIONS</b> 1-1/12/04-REVISED PER SURVEYOR					