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04/21/2006 4:43PM BXCITY ATTORN  
Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **CASTO WINCHESTER LAND II LIMITED**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other 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 and applicable 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:

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

**Franklin County Tax Parcel No. 010-251638.**

Prior Instrument Reference: Instrument Nos. 200111190268186, 200111190268189, 200111190268192, 200111190268193, 200111190268195, 200111190268197, 200111190268199, 200111190268200, 200111190268201, Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative, has caused this instrument to be executed and subscribed this 12<sup>th</sup> day of April 2006.

**TRANSFERRED**  
**APR 21 2006**  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

905053  
**CONVEYANCE TAX EXEMPT**  
A [Signature]  
**JOSEPH W. TESTA**  
**FRANKLIN COUNTY AUDITOR**

**CASTO WINCHESTER LAND II LIMITED**  
an Ohio limited liability company  
[Signature]  
Print Name: WILLIAM J RIAT  
Title: MANAGER

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 12<sup>th</sup> day of April 2006 the foregoing instrument was acknowledged before me by William J. Riat, Manager, on behalf of CASTO WINCHESTER LAND II LIMITED, an Ohio limited liability company.

(seal)

[Signature]  
Notary Public



**STEPHEN L. HARPER**  
Attorney-At-Law  
Notary Public, State of Ohio  
Lifetime Commission

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (4-4-06)  
Real Estate Attorney  
Real Estate Division  
For: Department of Recreation & Parks  
Re: Zoning - Z-01-004-Winchester Pike/Gender Rd.

**BOUNDARY DESCRIPTION OF  
39.580 ACRES  
West of Gender Road  
North of Winchester Pike**

**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Sections 13 and 24, Township 11, Range 21, Buckingham Survey of Congress Lands, being 39.195 acres out of the remainder of that 40.409 acre tract and 0.385 acre out of that 40.733 acre tract as shown in the deed to Casto Winchester Land II Limited of record in Instrument Numbers 200111190268186, 200111190268189, 200111190268192, 200111190268193, 200111190268195, 200111190268197, 200111190268199, 200111190268200, and 200111190268201, and described as follows:

*Beginning* at Franklin County Geodetic Survey Monument No. 8863 found in the centerline of Winchester Pike at the westerly corner of the remainder of that 3.931 acre tract conveyed to Melissa C. Raney of record in Instrument Number 200504150070509 and Instrument Number 200203120063975, said monument being South 43° 35' 46" East, with said centerline, a distance of 1068.05 feet from Franklin County Geodetic Survey Monument No. 5015 found marking the centerline intersection of said Winchester Pike with Bixby Road, said monument also being South 43° 35' 46" East, with said centerline, a distance of 1491.30 feet from Franklin County Geodetic Survey Monument No. 8862 found marking the centerline intersection of said Winchester Pike with Brice Road;

thence North 43° 35' 46" West, with the centerline of said Winchester Pike, a southerly line of said 40.409 and 40.733 acre tracts, a distance of 189.17 feet to a mag nail set at the south most corner of The Glen at Schirm Farms Section 1 as shown in Plat Book 106, Page 25;

thence North 04° 09' 47" East, with the east line of said The Glen at Schirm Farms Section 1, a distance of 656.91 feet to an iron pin set at a corner thereof;

thence South 85° 50' 13" East, with a south line of said The Glen at Schirm Farms Section 1, a south line of The Glen at Schirm Farms Section 2 as shown in Plat Book 108, Page 9, and a south line of the remainder of that 41.536 acre tract conveyed to The Glen at Schirm Farms, LLC of record in Instrument Number 200307170219152, a distance of 258.80 feet to an iron pin set at a corner thereof;

thence with the east perimeter of said 41.536 acre tract, the following courses:

North 79° 39' 28" East, a distance of 96.96 feet to an iron pin set;

North 49° 36' 29" East, a distance of 98.46 feet to an iron pin set;

North 22° 44' 17" East, a distance of 97.85 feet to an iron pin set;

North 04° 09' 47" East, a distance of 536.89 feet to an iron pin set;

South 79° 56' 40" West, a distance of 126.99 feet to an iron pin set;



**BOUNDARY DESCRIPTION OF  
39.580 ACRES**

**EXHIBIT "A"**

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with a curve to the left, having a central angle of  $17^{\circ} 04' 55''$ , a radius of 101.00 feet, an arc length of 30.11 feet, a chord bearing and chord distance of North  $18^{\circ} 35' 46''$  West, 30.00 feet to an iron pin set;

North  $04^{\circ} 09' 47''$  East, a distance of 250.00 feet to an iron pin set;

North  $50^{\circ} 25' 00''$  East, a distance of 70.00 feet to an iron pin set;

North  $63^{\circ} 26' 55''$  East, a distance of 270.00 feet to an iron pin set at a northeast corner of said 41.536 acre tract, in the southerly line of that tract conveyed to Southeast Franklin Investment Co. of record in Deed Book 3392, Page 433;

thence South  $85^{\circ} 36' 34''$  East, with said south line and with a portion of the south line of that tract conveyed to Greenbridge Company, Ltd. of record in Official Record 28663J04, a distance of 441.03 feet to an iron pin set at the northwest corner of Village at Shirm Farms as shown in Plat Book 101, Page 3;

thence with the westerly and southerly perimeter of said Village at Shirm Farms, the following courses:

South  $20^{\circ} 10' 35''$  East, a distance of 102.19 feet to an iron pin set;

South  $09^{\circ} 49' 43''$  East, a distance of 197.09 feet to an iron pin set;

South  $01^{\circ} 04' 18''$  East, a distance of 218.74 feet to an iron pin set;

South  $06^{\circ} 11' 14''$  West, a distance of 134.07 feet to an iron pin set;

South  $18^{\circ} 52' 07''$  West, a distance of 180.38 feet to an iron pin set;

South  $16^{\circ} 43' 18''$  West, a distance of 204.32 feet to an iron pin set;

South  $00^{\circ} 42' 53''$  East, a distance of 78.99 feet to an iron pin set;

South  $22^{\circ} 07' 09''$  East, a distance of 79.15 feet to an iron pin set;

North  $85^{\circ} 48' 02''$  West, a distance of 3.00 feet to an iron pin set;

South  $04^{\circ} 11' 58''$  West, a distance of 62.00 feet to an iron pin set;

South  $85^{\circ} 48' 02''$  East, a distance of 31.76 feet to an iron pin set;

South  $13^{\circ} 18' 50''$  East, a distance of 87.86 feet to an iron pin set;

South  $15^{\circ} 02' 46''$  West, a distance of 23.24 feet to an iron pin set;

South  $56^{\circ} 09' 09''$  East, a distance of 46.10 feet to an iron pin set;

BOUNDARY DESCRIPTION OF  
39.580 ACRES

EXHIBIT "A"

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South 19° 33' 16" East, a distance of 62.97 feet to an iron pin set;  
South 04° 49' 35" West, a distance of 52.51 feet to an iron pin set;  
South 39° 56' 46" West, a distance of 54.66 feet to an iron pin set;  
South 74° 06' 12" West, a distance of 117.51 feet to an iron pin set;  
South 38° 28' 43" West, a distance of 9.59 feet to an iron pin set;  
South 28° 23' 40" West, a distance of 56.43 feet to an iron pin set;  
South 08° 02' 55" East, a distance of 41.09 feet to an iron pin set;  
South 65° 15' 47" East, a distance of 33.26 feet to an iron pin set;  
North 70° 16' 54" East, a distance of 151.68 feet to an iron pin set;  
North 71° 05' 27" East, a distance of 231.60 feet to an iron pin set;

North 75° 13' 37" East, a distance of 284.66 feet to an iron pin set at the southeast corner of said Village at Shirm Farms, in the west line of Parcel No. 14A-WD as shown in the deed to the County of Franklin of record in Deed Book 3237, Page 541, the west right-of-way line of Gender Road;

thence South 03° 37' 33" West, with said west line and said west right-of-way line, a distance of 88.38 feet to an iron pin set in the north line of that tract as conveyed to the Mennonite Church of record in Deed Book 39, Page 204;

thence North 85° 48' 02" West, with said north line, a distance of 49.50 feet to an iron pin set marking the northwest corner of said Mennonite Church tract;

thence South 04° 11' 58" West, with the west line of said Mennonite Church tract, a distance of 26.28 feet to an iron pin set marking a northeasterly corner of that 23.083 acre tract conveyed to JT Schirm Farms, LLC, BF Schirm Farms, K and R Schirm Farms, LLC, and NTO Group, LLC of record in Instrument Number 200403150056325;

thence with the northerly perimeter of said 23.083 acre tract, the following courses:

South 66° 14' 15" West, a distance of 334.58 feet to an iron pin set;  
South 64° 25' 09" West, a distance of 139.14 feet to an iron pin set;  
South 72° 10' 16" West, a distance of 75.84 feet to an iron pin set;  
South 82° 57' 38" West, a distance of 150.00 feet to an iron pin set;



BOUNDARY DESCRIPTION OF  
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EXHIBIT "A"

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South 76° 58' 34" West, a distance of 128.03 feet to an iron pin set;

South 70° 56' 25" West, a distance of 234.16 feet to an iron pin set in the northerly line of said 3.931 acre tract;

thence North 85° 33' 32" West, with the northerly line of said 3.931 tract, (passing a 3/4 inch iron pin found at 499.28) a distance of 544.88 feet to the *Point of Beginning*, containing 39.580 acres, inclusive of the present right-of-way which occupies 0.149 acre, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen-sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMH&T, INC.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 Adjustment), South Zone. Control for bearings was from coordinates of monuments FCGS 9936 and FCGS 9979, having a bearing of North 04° 09' 47" East, established by the Franklin County Engineering Department.

This description is based on existing records and an actual field survey performed by EMH&T, Inc. in 2001 and 2003.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

046A  
All of  
(010)  
251638

John C. Dodgion  
Registered Surveyor No. 8069



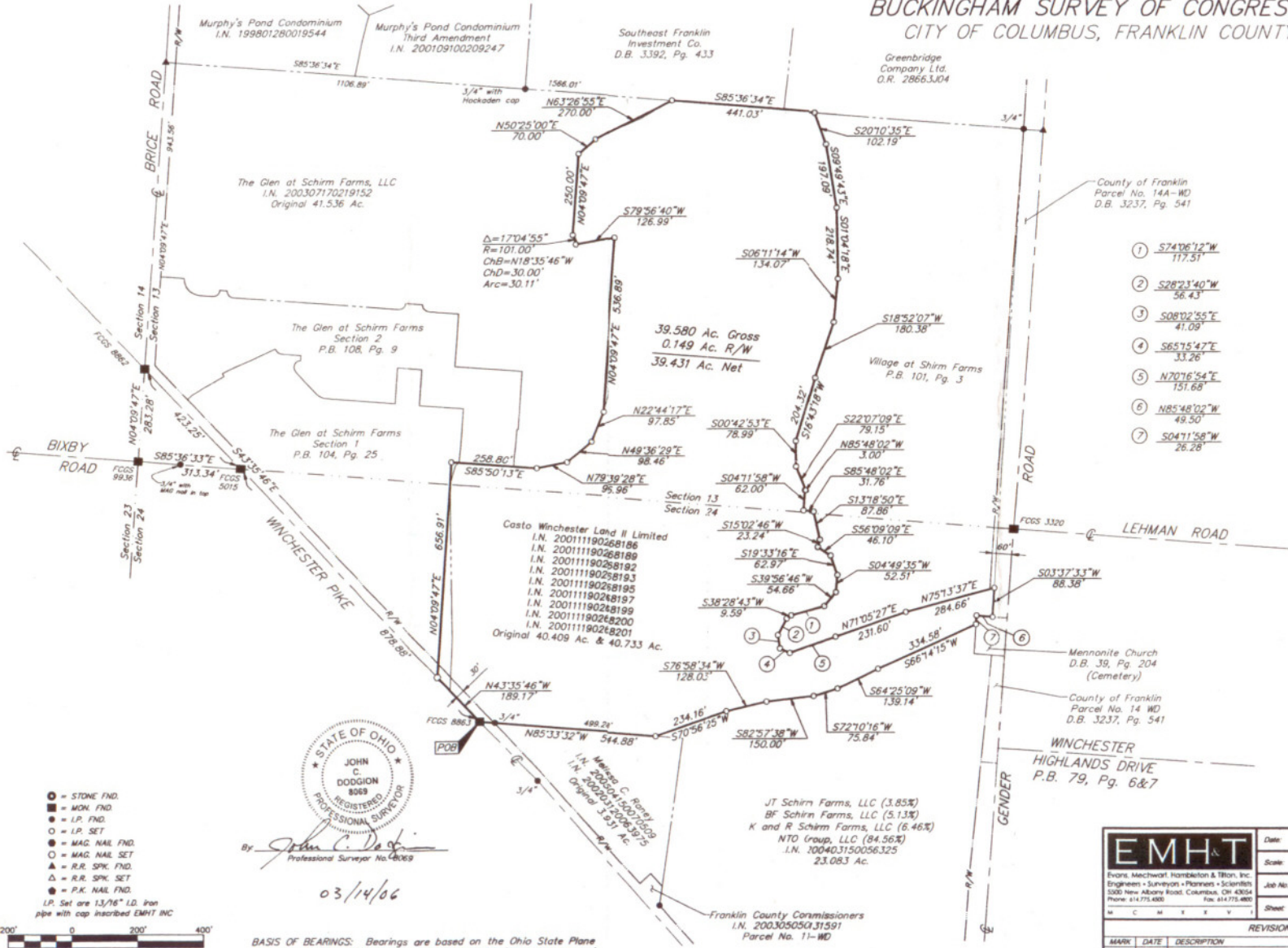
03/14/06

JCD:cew/june03  
rev: 13March2006  
39\_580 ac schirm 60532



BB  
4/21/06

# SURVEY OF ACREAGE PARCEL SECTIONS 13 & 24, TOWNSHIP 11, RANGE 21 BUCKINGHAM SURVEY OF CONGRESS LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



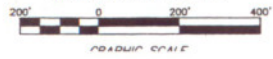
- ① S74°06'12"W  
117.51'
- ② S28°23'40"W  
56.43'
- ③ S08°02'55"E  
41.09'
- ④ S65°15'42"E  
33.26'
- ⑤ N70°16'54"E  
151.68'
- ⑥ N85°48'02"W  
49.50'
- ⑦ S04°11'58"W  
26.28'

SURVEY PROJECT: 20060512 [DWG] (605128) [DWG] (605128) LANDSCAPE - NO AREAS - LAST SAVED BY: SGOEBER [3/14/2006 1:24:03 PM]

STATE OF OHIO  
JOHN C. DODGION  
8069  
REGISTERED  
PROFESSIONAL SURVEYOR

By *John C. Dodgion*  
Professional Surveyor No. 8069

03/14/06



BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment).

<b>EMHT</b> Evans, Mechwart, Hombelton & Tibon, Inc. Engineers • Surveyors • Planners • Scientists 3000 New Albany Road, Columbus, OH 43204 Phone: 614.775.4800 Fax: 614.775.4800		Date: March 13, 2006
		Scale: 1" = 200'
Job No: 2006-0532		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION