



Instrument Number: 201607220094805
Recorded Date: 07/22/2016 2:32:12 PM



Terry J. Brown
 Franklin County Recorder
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 Columbus, OH 43215
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Transaction Number: T20160044655
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Submitted By (Walk-In):
 CITY ATTORNEY 'S OFFICE/REAL ESTATE

Walk-In

Return To (Box):
 CITY ATTORNEY 'S OFFICE/REAL ESTATE

Box

First Grantor:
 COLUMBUS METROPOLITAN HOUSING AUTHORITY

First Grantee:
 COLUMBUS CITY OF

Fees:
 Document Recording Fee: \$28.00
 Additional Pages Fee: \$32.00
Total Fees: \$60.00
Amount Paid: \$60.00
Amount Due: \$0.00

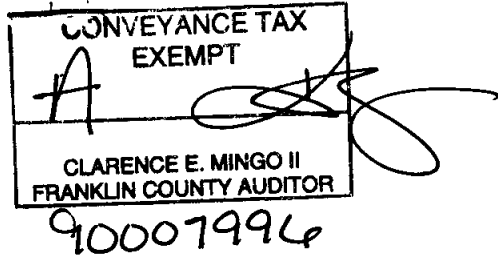
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OFFICIAL RECORDING COVER PAGE

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.



TRANSFERRED

JUL 21 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

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

KNOW ALL MEN BY THESE PRESENTS that **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, "Grantor", an Ohio metropolitan housing authority, for One Dollar (\$1.00) and other good and valuable consideration given by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, 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 (O.R.C.§5302.08), to the Grantee, its successors and assigns forever, the following described real property.

PARCEL NO. 24WD1, 31WD1
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-001408.
Prior Instrument Reference: D.B. 1850, PG. 165,
Recorder's Office, Franklin County, Ohio.

Grantor(s) 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.

The Grantor, Columbus Metropolitan Housing Authority, an Ohio metropolitan housing authority, by its duly authorized officer, has caused this instrument to be executed and subscribed this 7th day of July, 2016.

COLUMBUS METROPOLITAN HOUSING AUTHORITY,
an Ohio metropolitan housing authority

By: Bryan Brown
Print Name: Bryan Brown
Print Title: Chief Operating Officer
("COO")

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 7th day of July, 2016,
I affixed my seal evidencing the foregoing instrument was acknowledged before me by
Bryan Brown, COO, on behalf of Columbus Metropolitan
Housing Authority, an Ohio metropolitan housing authority.

(seal)



Jean D. Zatezalo
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: David E. Peterson (6-21-16)
Real Estate Attorney
Real Estate Division
For: Department of Public Service
Re: Poindexter Village Roadways Ph 2 Project
Neg: DR

Exhibit A

24-WD1
0.245 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 14, Township 5, Range 22, Refugee Lands, being part of Lots 50, 51 and 52 of the subdivision entitled "Garner and Prentice's Subdivision", of record in Plat Book 3, Page 25, an unnamed alley vacated by Ordinance Numbers 352-39 and 2-40, and part of that tract of land conveyed to Columbus Metropolitan Housing Authority by deed of record in Deed Book 1850, Page 165 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the easterly right-of-way line of Champion Avenue (50 feet wide, originally dedicated as Ridge Road) and the southerly right-of-way line of Phale D. Hale Drive (50 feet wide, originally dedicated as Clinton Avenue, see Ordinance Number 0294-01);

thence South 86° 30' 20" East, with said southerly right-of-way line, a distance of 232.79 feet to a magnetic nail set at the TRUE POINT OF BEGINNING for this description;

thence South 86° 30' 20" East, with said southerly right-of-way line, a distance of 50.00 feet to a magnetic nail set;

thence South 03° 21' 55" West, crossing said Columbus Metropolitan Housing Authority tract, said Lot 52 and said alley, a distance of 213.34 feet to an iron pin set in the northerly line of that tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201502130018861, the southerly line of said alley;

thence North 86° 32' 20" West, with said northerly and southerly lines, a distance of 50.00 feet to an iron pin set;

thence North 03° 21' 55" East, crossing said alley, said Lot 50 and said Columbus Metropolitan Housing Authority tract, a distance of 213.37 feet to the TRUE POINT OF BEGINNING, containing 0.245 acre of land, more or less.

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

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.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments "FRANK 65" and "FRANK 165". A bearing of North 03° 03' 34" East, for the easterly right-of-way line of Champion Avenue is designated as the basis of bearings for this description.

H-53
Split Rectangular Section
(50.00ft x 213.35 ft)
50.00ft North line
50.00ft South line
off of midpoint of Parcel

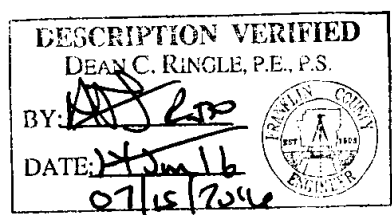
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

29 DEC 15
Date

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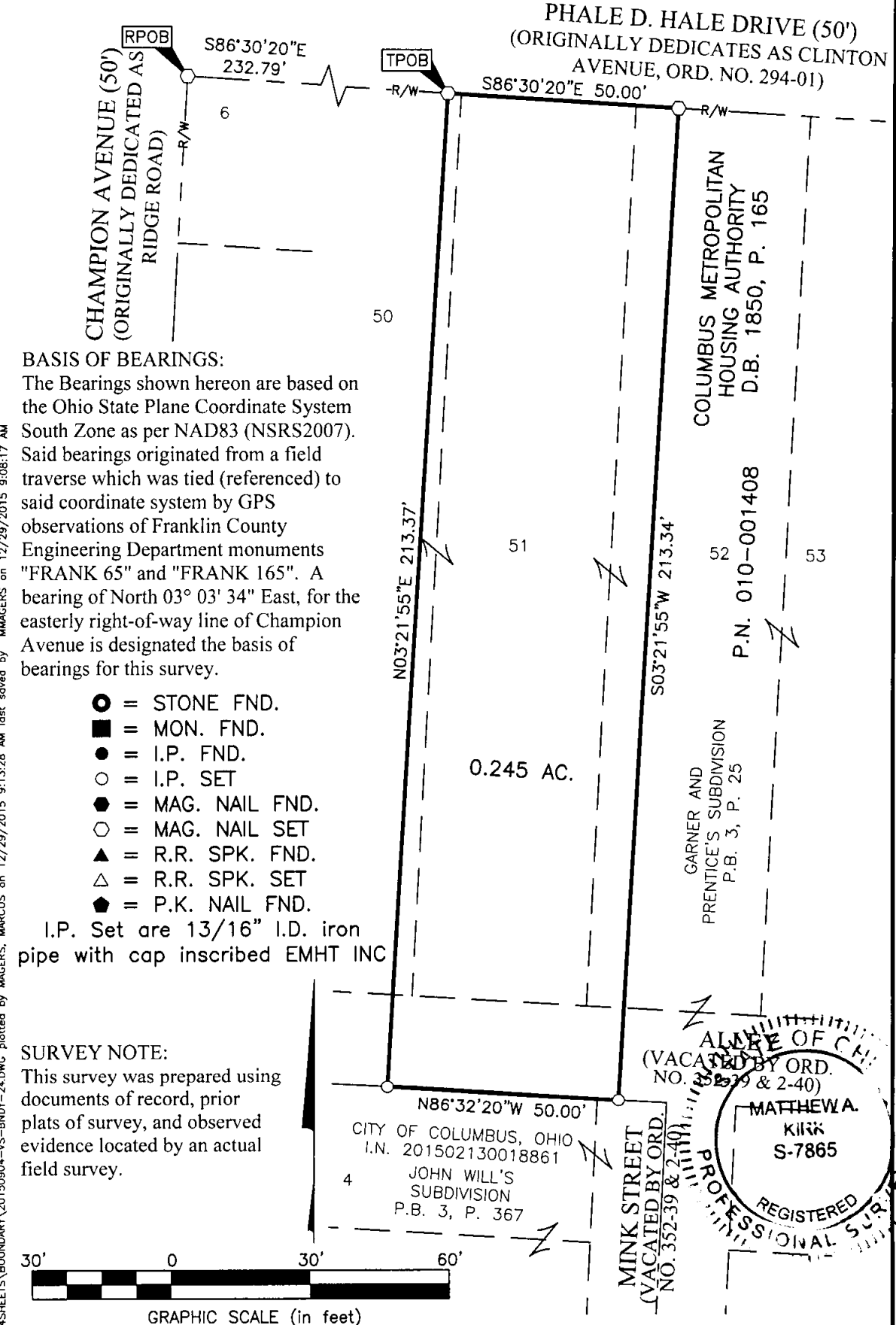
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SURVEY OF ACREAGE PARCEL
 SECTION 14, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: December 29, 2015 Job No. 2015-0904 Scale: 1" = 30'

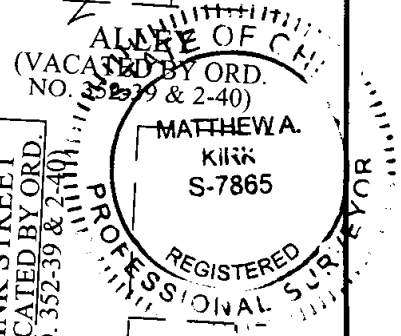
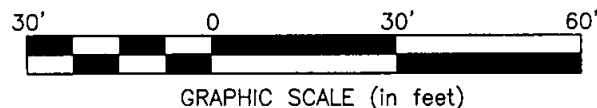


BASIS OF BEARINGS:
 The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments "FRANK 65" and "FRANK 165". A bearing of North 03° 03' 34" East, for the easterly right-of-way line of Champion Avenue is designated the basis of bearings for this survey.

- = 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

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



By Matthew A. Kirk Date 29 Dec 15
 Matthew A. Kirk Professional Surveyor No. 7865

I:\20150904\DWG\04SHEETS\BOUNDARY\20150904-VS-BNDY-24.DWG plotted by MARGUS on 12/29/2015 9:13:28 AM last saved by MMAGERS on 12/29/2015 9:08:17 AM
 Xrefs: 24-WD1

Exhibit A

**31-WD1
0.032 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 14, Township 5, Range 22, Refugee Lands, being part of Lot 9 of the subdivision entitled "Justin Morrison's Ridge Road Subdivision", of record in Plat Book 3, Page 163, an unnamed 20' alley vacated by Ordinance Numbers 352-39 and 2-40, Mink Street (30' wide, Plat Book 3, Page 367), as vacated by Ordinance Numbers 352-39 and 2-40, and part of that tract of land conveyed to Columbus Metropolitan Housing Authority by deed of record in Deed Book 1850, Page 165 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set at the intersection of the easterly right-of-way line of Champion Avenue (50 feet wide, originally dedicated as Ridge Road) and the northerly right-of-way line of Hawthorne Avenue (50 feet wide, originally dedicated as Mann Street);

thence South 86° 38' 05" East, with said northerly right-of-way line, a distance of 283.60 feet to an iron pin set at the southeasterly corner of Lot 8 of said subdivision, as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201502130018861, being a southwesterly corner of said Columbus Metropolitan Housing Authority tract, the TRUE POINT OF BEGINNING for this description;

thence North 03° 05' 28" East, with the easterly line of said Lot 8, a distance of 141.67 feet to an iron pin set in the southerly line of an unnamed alley (vacated by Ordinance number 34656);

thence South 86° 34' 16" East, with said southerly line, a distance of 8.91 feet to an iron pin set in the centerline of said vacated Mink Street;

thence North 02° 48' 41" East, with said centerline, a distance of 113.61 feet to an iron pin set at the northeasterly corner of said City of Columbus, Ohio tract, in the southerly line of an unnamed alley (vacated by Ordinance Numbers 352-39 and 2-40);

thence South 86° 32' 20" East, with said southerly line and crossing said Columbus Metropolitan Housing Authority tract, a distance of 1.55 feet to an iron pin set;

thence South 03° 21' 55" West, crossing said Columbus Metropolitan Housing Authority tract, said vacated Mink Street and said Lot 9, a distance of 255.26 feet to an iron pin set in said northerly right-of-way line;

thence North 86° 38' 05" West, with said northerly right-of-way line, a distance of 8.68 feet to the TRUE POINT OF BEGINNING, containing 0.032 acre of land, more or less.

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

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.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments "FRANK 65" and "FRANK 165". A bearing of North 03° 03' 34" East, for the easterly right-of-way line of Champion Avenue is designated as the basis of bearings for this description.

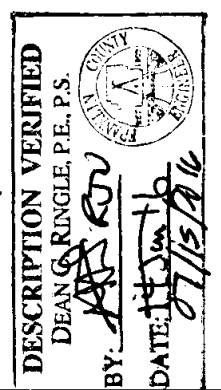
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

29 Dec 15
Date

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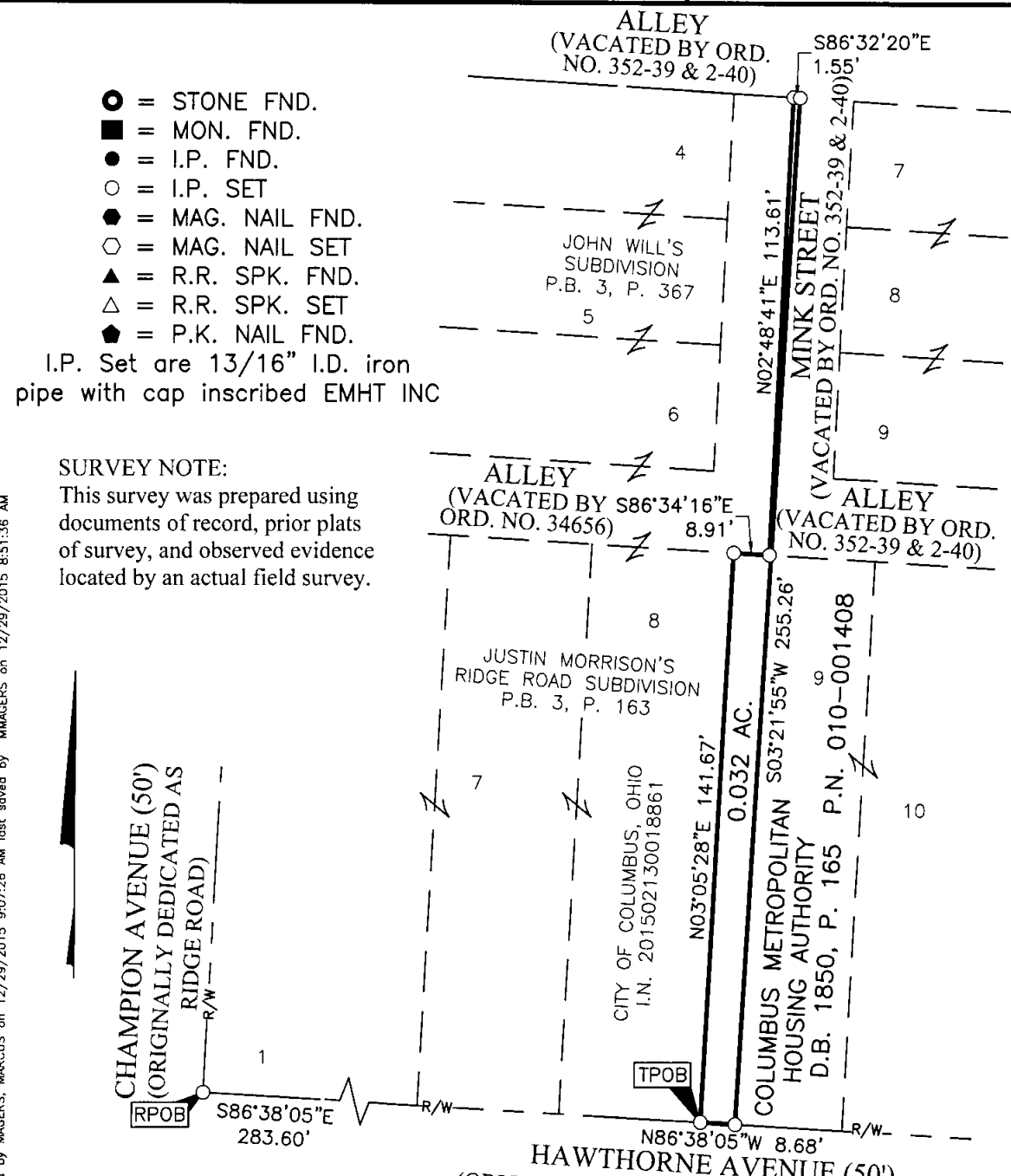
*H-53
split Irregular Section
8.68 ft southline
141.67 ft West line adjoining lot 8
113.61 ft West line adjoining Old Mink St.
off of South westerly line
out of
(010) 1408*





SURVEY OF ACREAGE PARCEL
 SECTION 14, TOWNSHIP 5, RANGE 22
 REFUGEE LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

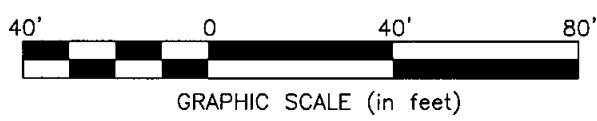
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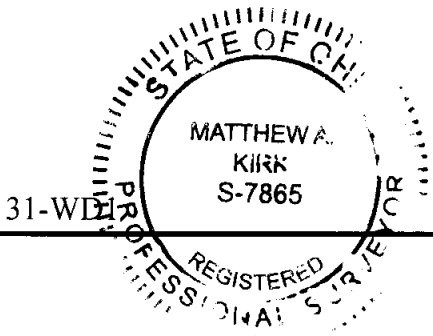
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 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - ◆ = MAG. NAIL FND.
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J:\20150904\DWG\04SHEETS\BOUNDARY\20150904-VS-BNDY-31.DWG plotted by MAGERS, MARCUS on 12/29/2015 9:07:26 AM last saved by MMAGERS on 12/29/2015 8:51:36 AM



By Matthew A. Kirk 29 DEC 15
 Matthew A. Kirk Date
 Professional Surveyor No. 7865