

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



**CITY OF DUBLIN.**

**Land Use and  
Long Range Planning**  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5200 Emerald Pkwy, 5614, 5588, 5600, 5640, 5800, 5596, 5550, and 5598 Post Road	
Tax ID/Parcel Number(s): 273-323, 273-10590, 273-12059, 273-12291, and 273-12060	Parcel Size(s) (Acres): 56.69 A, 12.75 A, 8.47 A, 6.41 A, and 1.09 A
Existing Land Use/Development: Community park	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Expanded community park
Total acres affected by application: 26.90517 A

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): CITY OF DUBLIN - MARSHA GRIGSBY, CITY MANAGER	
Mailing Address: (Street, City, State, Zip Code)	5200 EMERALD PARKWAY DUBLIN, OHIO 43017
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: lball@dublin.oh.us	

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**RECEIVED**

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**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: <b>FRED HAHN, PARKS AND OPEN SPACE DIRECTOR</b>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <b>CITY OF DUBLIN</b>	
Mailing Address: <b>6555 SHIER RINGS ROAD, DUBLIN OHIO 43016</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>614-410-4707</b>	Fax: <b>614-761-6512</b>
Email or Alternate Contact Information: <b>lball@dublin.oh.us</b>	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: <b>LAURA BALL, LANDSCAPE ARCHITECT</b>	
Organization (Owner, Developer, Contractor, etc.): <b>CITY OF DUBLIN</b>	
Mailing Address: <b>6555 SHIER RINGS ROAD, DUBLIN, OHIO 43016</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>614-410-4707</b>	Fax: <b>614-761-6512</b>
Email or Alternate Contact Information: <b>lball@dublin.oh.us</b>	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

MARSHA GRIGSBY, CITY MANAGER, the owner, hereby authorize FRED HAHN, PARKS AND OPEN SPACE DIRECTOR to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:  Date: 2/21/13

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document.

Subscribed and sworn before me this 21<sup>st</sup> day of February, 20 13

State of Ohio

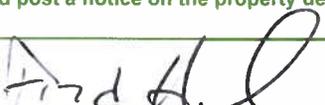
County of Franklin

Notary Public Jennifer L. Delgado



**JENNIFER L. DELGADO**  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
January 02, 2013

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

<u>FRED HAHN, PARKS AND OPEN SPACE DIRECTOR</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: <u>3-1-13</u>

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I <u>FRED HAHN, PARKS AND OPEN SPACE DIRECTOR</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Fred Hahn</u>	Date: <u>3-1-13</u>

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I <u>FRED HAHN, PARKS AND OPEN SPACE DIRECTOR</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Fred Hahn</u>	Date: <u>3-1-13</u>

Subscribed and sworn to before me this 1 day of March, 2013  
 State of Ohio  
 County of Franklin

Notary Public Marjaline J. Keplar



**MARJALINE J. KEPLAR**  
 Notary Public, State of Ohio  
 My Commission Expires 03-18-2017

FOR OFFICE USE ONLY			
Amount Received: <u>NA</u>	Application No: <u>13-016 FDD</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>NA</u>	Map Zone: <u>5</u>	Date Received: <u>3/11/13</u>	Received By: <u>jmr</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>amended final development plan</u>			
N, S, E, W (Circle) Side of: <u>Post Rd</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Commerce Pkwy</u>			
Distance from Nearest Intersection: <u>at the intersection</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District:	

### Proximity Report Results!

3817138/9460143

The selection distance was **150 feet**.

The selected parcel was **273-000323**.

To view a table showing the **97 parcels** within the displayed proximity, scroll down.!

[HfuSf qpsu](#)

[Print Window](#)

[Back to Proximity Report](#)

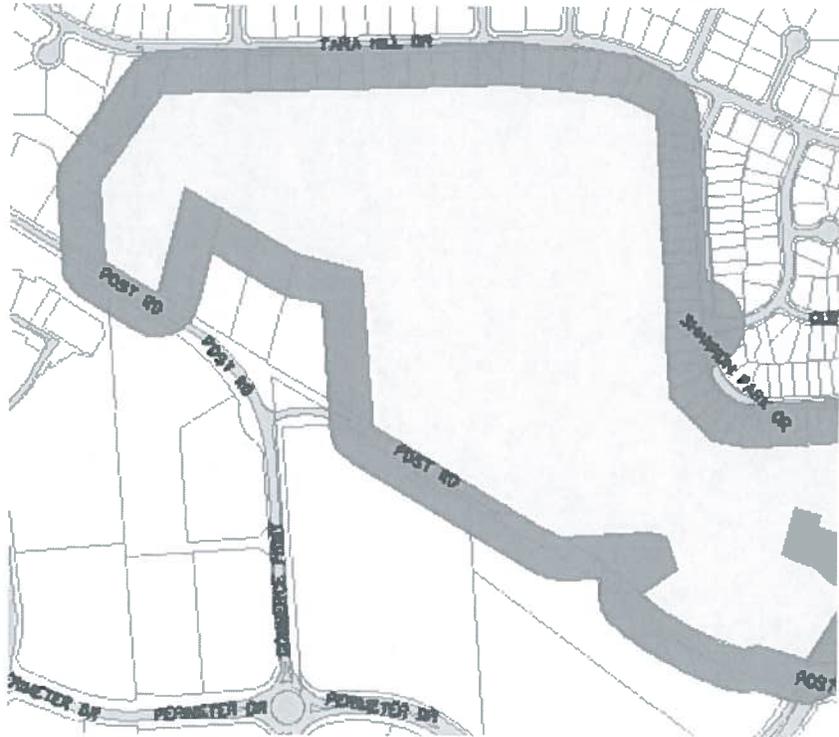


Image Date: Thu Feb 28 11:43:19 2013

### Proximity Parcels!

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select **Edit Copy** from the menu bar.

You can then Paste the report into another application.!

Parcel	Owner Name	Address
273-002345	ADAMS MITCHELL L	5607 TARA HILL DR
273-002261	ALLISON GRAHAM A & KARA A	5311 SHANNON PARK DR
273-002344	ASLINGER JULIE L	5597 TARA HILL DR
273-002674	BAILEY LAWRENCE S BAILEY LOUANN B	6874 KETCHUM CT
273-000325	BD OF EDUCATION OF THE DUBLIN CITY	6780 COFFMAN RD
273-002616	BLUMENAUER JASON L	5397 SHANNON PARK DR
273-002672	BUCHAN THOMAS P & RITA L	5729 TARA HILL DR
273-002278	BULLRUN HOLDINGS LLC	6893 VALLY DOWN RD
273-002273	CINGOLANI RONDA L	6837 VALLY DOWN RD
273-002702	CITY OF DUBLIN	COREY SWIRL DR
273-006685	CITY OF DUBLIN	5952 POST RD
273-012060	CITY OF DUBLIN	POST RD
273-010590	CITY OF DUBLIN	5579 POST RD
273-000364	CITY OF DUBLIN	5800 POST RD
273-000789	CITY OF DUBLIN	5904 POST RD
273-000791	CITY OF DUBLIN	5868 POST RD

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273-000364	CITY OF DUBLIN	5800 POST RD
273-002702	CITY OF DUBLIN	COREY SWIRL DR
273-006685	CITY OF DUBLIN	5952 POST RD
273-000425	CITY OF DUBLIN	COFFMAN RD
273-012191	CITY OF DUBLIN OHIO	POST RD
273-001682	CITY OF DUBLIN OHIO	POST RD
273-012291	CITY OF DUBLIN OHIO	POST RD
273-012324	CITY OF DUBLIN OHIO	POST RD
273-000790	CITY OF DUBLIN OHIO	5886 POST RD
273-012191	CITY OF DUBLIN OHIO	POST RD
273-012324	CITY OF DUBLIN OHIO	POST RD
273-002270	CLARK DEBORAH S	5407 SHANNON PARK DR
273-002671	COVINGTON DANIEL R COVINGTON HEATHE	5715 TARA HILL DR
273-002276	DAY BARRINGER JUDITH TR	6871 VALLY DOWN RD
273-002350	DEREE HENDRICUS J	5657 TARA HILL DR
273-002643	DICK BARBARA P	6873 VALLY DOWN RD
273-002341	DIPPOLITO SANDRA K DIPPOLITO JAMES	5567 TARA HILL DR
273-002903	DUGAL KATHERINE A	5359 SHANNON PARK DR
273-002271	EMIG GERALD V & JODY	6813 VALLY DOWN RD
273-002923	EMIG GERALD V EMIG JODY B	6815 VALLY DOWN RD
273-002927	FARRAR TRUDY D	5325 SHANNON PARK DR
! 273-002268	FAWNBROOK HOLDINGS LLC	5389 SHANNON PARK DR
273-002346	FERGUSON JAMES A FERGUSON BARBARA A	5617 TARA HILL DR
273-002924	FISHER PEARL S	6866 GULLWAY BAY DR
273-002267	FORTIN BEVERLY A	5381 SHANNON PARK DR
273-002269	FRANKHOUSER RICHARD P FRANKHOUSER J	5399 SHANNON PARK DR
273-001424	GOYAL SATYA N & CHITRA	5407 TARA HILL DR
273-002926	GREENLEE HEIDI I	5335 SHANNON PARK DR
273-002896	GREENWALT TROY D	5299 SHANNON PARK DR
273-002275	HAGHIGHI RAHIM G TR	6861 VALLY DOWN RD
273-002259	HALLINAN SANDRA K	5290 SHANNON PARK DR
273-002353	HARE DENNIS A HARE CATHERINE J	5687 TARA HILL DR
273-002342	HARRIS IAN D HARRIS JEAN F	5577 TARA HILL DR
273-002641	HAYES TIMOTHY A	6823 VALLY DOWN RD
273-002265	HEVEL MICHAEL	5361 SHANNON PARK DR
273-002617	HICKMAN KYLE F HICKMAN COLLEEN N	6887 VALLY DOWN RD
273-003965	JENTGEN-KLEIN COMPANY	6631 COMMERCE PW
273-006276	JOHN JACOB	6872 GULLWAY BAY DR
273-002352	JURASEK WILLIAM C & CAROL A	5677 TARA HILL DR
273-002347	KIM DANIEL J	5627 TARA HILL DR
273-002579	KING GEORGE M	6911 VALLY DOWN RD
273-002354	KUNTZ CHARLES S KUNTZ PATRICIA P	5711 TARA HILL DR
273-002621	LI LIANMIN DONG MING	6859 VALLY DOWN RD

273-002904	LIAW WEN-SHING	5371 SHANNON PARK DR
273-002284	LINK DOROTHEA R	6884 VALLY DOWN RD
273-001422	MAHAN KEVIN B MAHAN BONNIE B	5431 TARA HILL DR
273-002277	MALONEY TRACY A	6885 VALLY DOWN RD
273-002642	MANNARELLI JOANNE	6835 VALLY DOWN RD
273-002274	MARY ALBERTA COMPANY LLC	6847 VALLY DOWN RD
273-002076	MCCANN WILLIAM J	6675 WILLOW GROVE LN
273-002622	MICHAELS LESLIE J	6849 VALLY DOWN RD
273-002272	MINER KETIH	6825 VALLY DOWN RD
273-003102	MONROE FREDERICK E MONROE DEBORA L	5349 SHANNON PARK DR
273-002437	MOON DIANNE L	5255 S WILLOW GROVE PL
273-001425	NORMAND DAVID NORMAND MICHELLE	5399 TARA HILL DR
273-002266	OLOUGHLIN MICHAEL T	5369 SHANNON PARK DR
273-003021	PEARSON JASON	6885 GULLWAY BAY DR
273-002263	PEIRCE WALTER F PEIRCE SHARON M	5337 SHANNON PARK DR
273-002905	POTTS NATALIE M	5379 SHANNON PARK DR
273-003105	PRESTON KAREN S	5387 SHANNON PARK DR
273-001853	REYNOLDS LOUELLA J	5208 N WILLOW GROVE PL
273-002615	RICHARDS RONNIE L	6895 VALLY DOWN RD
273-001426	RIEGLE DAVID W RIEGLE JANICE C	5393 TARA HILL DR
273-002264	RITTENBERG EARL RITTENBERG CAROL	5347 SHANNON PARK DR
273-002349	ROWE ROBERT A TR ROWE JANET M TR	5647 TARA HILL DR
273-002351	SEARS GILBERT L & PATRICIA A	5667 TARA HILL DR
273-001427	SISIA JOANNE F	5375 S TARA HILL DR
273-002252	STALEY DENISE A	5384 SHANNON PARK DR
273-002262	TAYLOR CHRISTINA L TAYLOR STEPHEN	5323 SHANNON PARK DR
273-006278	TIMMERMAN SCOTT M TIMMERMAN ROBERTA	5705 TARA HILL DR
273-002348	TOMCIK DENNIS C & BARBARA A	5637 TARA HILL DR
273-002640	TUCKER GREGORY S KETCHAM JILL E	5409 SHANNON PARK DR
273-000323	VILLAGE OF DUBLIN	6665 COFFMAN RD
273-000266	VILLAGE OF DUBLIN	6659 COFFMAN RD
273-000323	VILLAGE OF DUBLIN	6665 COFFMAN RD
273-000266	VILLAGE OF DUBLIN	6659 COFFMAN RD
273-000323	VILLAGE OF DUBLIN	6665 COFFMAN RD
273-002343	WEININGER RICK L & GABRIEL V	5587 TARA HILL DR
273-003103	WOODRUFF MICHAEL A	5313 SHANNON PARK DR
273-002260	WOODS BRIAN E	5301 SHANNON PARK DR
273-001423	WRAY JONATHAN R WRAY TINA M	5423 TARA HILL DR

!



**Proximity Report Results!**

2382201/2637023  
The selection distance was 150 feet.  
The selected parcel was 273-012060.

To view a table showing the 6 parcels within the displayed proximity, scroll down.

- [HfuSfags](#)
- [Print Window](#)
- [Back to Proximity Report](#)

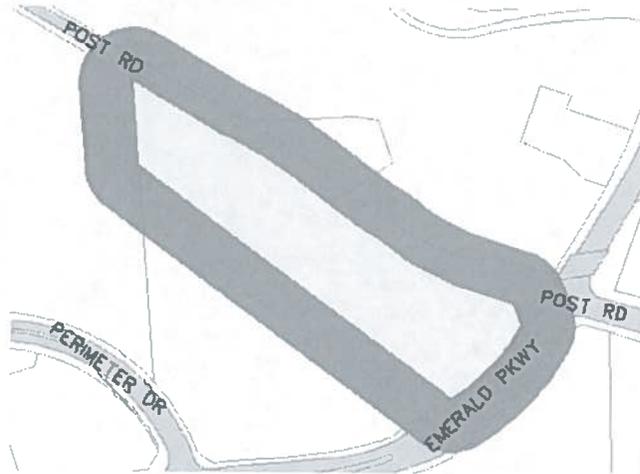


Image Date: Thu Feb 28 11:46:16 2013

**Proximity Parcels!**

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select **Edit Copy** from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-012059	CITY OF DUBLIN	POST RD
273-012060	CITY OF DUBLIN	POST RD
273-010590	CITY OF DUBLIN	5579 POST RD
273-012291	CITY OF DUBLIN OHIO	POST RD
273-000293	THOMAS DOROTHY L TR	5579 POST RD
273-000323	VILLAGE OF DUBLIN	6665 COFFMAN RD



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**Proximity Report Results!**

7849120/5450744  
The selection distance was 150 feet.  
The selected parcel was 273-012291.

To view a table showing the 13 parcels within the displayed proximity, scroll down.

- [Hf uSf qps](#)
- [Print Window](#)
- [Back to Proximity Report](#)

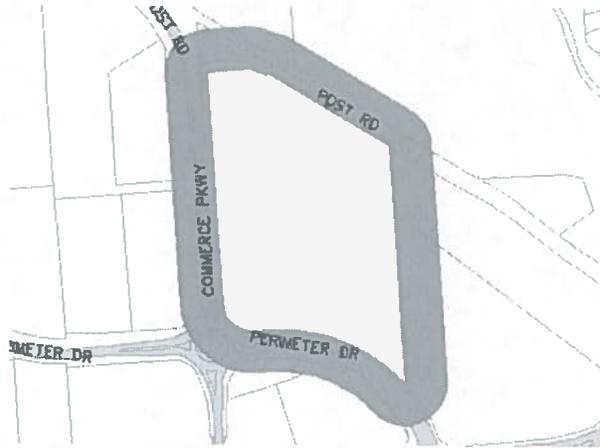


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**Proximity Parcels!**

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
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Parcel	Owner Name	Address
273-012059	CITY OF DUBLIN	POST RD
273-012060	CITY OF DUBLIN	POST RD
273-000364	CITY OF DUBLIN	5800 POST RD
273-012291	CITY OF DUBLIN OHIO	POST RD
273-012324	CITY OF DUBLIN OHIO	POST RD
273-010591	CITY OF DUBLIN OHIO	PERIMETER DR
273-012324	CITY OF DUBLIN OHIO	POST RD
273-012333	DELTA ENERGY HOLDINGS LLC	PERIMETER DR
273-003965	JENTGEN-KLEIN COMPANY	6631 COMMERCE PW
273-004085	KLEIN PETER M	6751 COMMERCE PW
273-000287	THOMAS DOROTHY L TR ET AL	5679 POST RD
273-007304	TRIPLEX CO	6631 COMMERCE PW
273-000323	VILLAGE OF DUBLIN	6665 COFFMAN RD



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 CITY OF DUBLIN  
 PLANNING

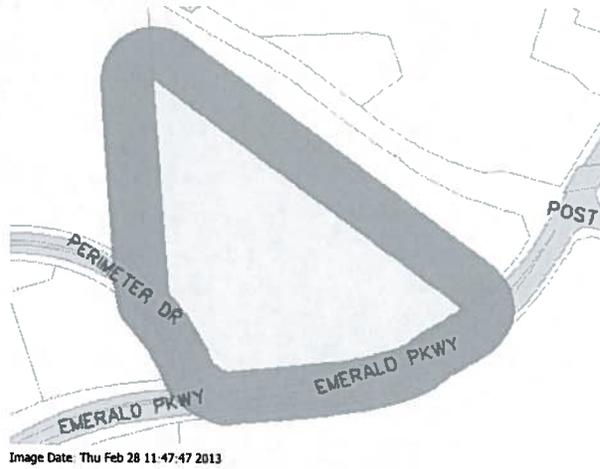
**Proximity Report Results!**

9072569/9063719

The selection distance was 150 feet.  
The selected parcel was 273-012059.

To view a table showing the 6 parcels within the displayed proximity, scroll down.

- [HfUSf qps!](#)
- [Print Window](#)
- [Back to Proximity Report](#)



**Proximity Parcels!**

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273-012059	CITY OF DUBLIN	POST RD
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273-012333	DELTA ENERGY HOLDINGS LLC	PERIMETER DR
273-000293	THOMAS DOROTHY L TR	5579 POST RD
273-000287	THOMAS DOROTHY L TR ET AL	5679 POST RD



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MAR 12 2013

CITY OF DUBLIN  
PLANNING

*Coffman  
Park*

25841E18

GENERAL WARRANTY DEED

FRANK F. THOMAS and MARIAN THOMAS, HUSBAND AND WIFE, of Plain City, Ohio, for valuable consideration paid, grant, with general warranty covenants, to THE CITY OF DUBLIN, OHIO, whose tax-mailing address is 5131 Post Road, Dublin, Ohio 43017, the following REAL PROPERTY:

047776

(See Attached "Exhibit A" for Real Estate Description)

Parcel No. 273-398-1

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 3438, Page 330, of the Deed Records of Franklin County, Ohio.

WITNESS their hands this 11 day of March, 1994.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

TIME 3 56 PM M  
RECORDED FRANKLIN CO., OHIO

*Kathleen A. Hanley*  
Kathleen A. Hanley

*Frank F. Thomas*  
FRANK F. THOMAS  
MAR 11 1994

*Craig M. Stewart*  
CRAIG M. STEWART

*Marian Thomas*  
MARIAN THOMAS  
RECORDER'S FEE \$ 14.00

STATE OF OHIO, COUNTY OF FRANKLIN, SS.

Before me, a Notary Public, in and for said County personally came FRANK F. THOMAS AND MARIAN THOMAS, HUSBAND AND WIFE, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 11 day of March, 1994.

*Craig M. Stewart*  
Notary Public  
CRAIG M. STEWART

NOTARY PUBLIC ATTORNEY AT LAW  
STATE OF OHIO, LIFETIME COMMISSION  
REVISED CODE 147.03

This Instrument Prepared by Hanley Law Offices

4009  
CONVEYANCE TAX  
\$ 492.50 TV  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

TRANSFERRED  
MAR 11 1994  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

*Caroline Packer - Murphy 8-4 (1990)*

EXHIBIT A

25841E19

LEGAL DESCRIPTION

MICROFILM

Situated in the State of Ohio, County of Franklin, City of Dublin, Washington Township, and being part of Virginia Military Survey No. 2542, and part of Lot No. 5 of Emma Brown's Subdivision recorded in complete Volume 102, page 97, Common Pleas Court Records, and Being all of a 17.84 acre tract conveyed to William Marvin Thomas, Dorothy Thomas, Frank F. Thomas, and Marian Thomas by deed of record in Deed Volume 3438, page 330, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 5 at a railroad spike found within the pavement of Post Road; thence N 58°32'20" W, within the pavement of Post Road, 480.62'; thence N 58°04'55" W, within the pavement of Post Road, 191.04' to an iron pin found; thence N 02°47'42" W, along the Easterly line of a 5.48 acre tract conveyed to Edward K. and Betty Jane Nyrop by deed of record in Official Record 06989 C11, 1205.30 feet to the Northeasterly corner of the said 5.48 acre tract and the Southerly line of Lot 240 of Hemingway Village Section 3 as delineated in Plat Book 61, pages 70 and 71; thence N 89°33'18" E, along the Southerly line of lots 233 through 240 inclusive of the said Hemingway Village, 571.22 feet to an iron pin found in the Southerly line of Lot 233; thence S 02°11'27" E, along the Westerly line of a 14.183 acre tract and a 15.957 acre tract conveyed to the City of Dublin by deed of record in Deed Volume 3796, page 310 and Deed Volume 3391, page 124, 1561.30 feet to the point of beginning, containing 17.909 acres, more or less, and being subject to all right-of-ways and easements of record.

13-3-94  
13-11-94  
0-108-B  
ALL OF  
398  
(273)

25841E17

MICROFILM

GENERAL WARRANTY DEED

Dorothy Thomas, a.k.a. Dorothy L. Thomas, unmarried widow of William Marvin Thomas, for valuable consideration paid, grants with general warranty covenants to The City of Dublin, Ohio, whose tax-mailing address is \_\_\_\_\_, the following described real property:

BEING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE FOLLOWING:

047725

Situated in the State of Ohio, County of Franklin and City of Dublin, Washington Township, and being part of Virginia Military Survey No. 2542, and part of Lot No. 5 of Emma Brown's Subdivision recorded in complete Volume 102, page 97, Common Pleas Court Records, and Being all of a 17.84 acre tract conveyed to William Marvin Thomas, Dorothy Thomas, Frank F. Thomas, and Marian Thomas by deed of record in Deed Volume 3438, page 330, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 5 at a railroad spike found within the pavement of Post Road; thence N 58°32'20" W, within the pavement of Post Road, 480.62'; thence N 58°04'55" W, within the pavement of Post Road, 191.04' to an iron pin found; thence N 02°47'42" W, along the Easterly line of a 5.48 acre tract conveyed to Edward K. and Betty Jane Nyrop by deed of record in Official Record 06989-C-11, 1205.30 feet to the Northeasterly corner of the said 5.48 acre tract and the Southerly line of Lot 240 of Hemingway Village Section 3 as delineated in Plat Book 61, pages 70 and 71; thence N 89°33'18" E, along the Southerly line of Lots 233 through 240 inclusive of the said Hemingway Village, 571.22 feet to an iron pin found in the Southerly line of Lot 233; thence S 02°11'27" E, along the Westerly line of a 14.183 acre tract and a 15.957 acre tract conveyed to the City of Dublin by deed of record in Deed Volume 3796, page 310 and Deed Volume 3391, page 124, 1561.30 feet to the point of beginning, containing 17.909 acres, more or less, and being subject to all right-of-ways and easements of record.

0-108-B  
A-10-F  
398  
(273)

13-11-94

Tax district number and parcel number: 273-000398

Street address of property: Bare land, north side of Post Road west of Coffman Road

Prior instrument reference: Volume 3438, page 330, of the Deed Records of Franklin County, Ohio

Signed this 11th day of March, 1994.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF: TIME 3 56 P.M. M  
RECORDED FRANKLIN CO., OHIO

*Richard L. Diamond*  
RICHARD L. DIAMOND

*Dorothy L. Thomas*  
Dorothy L. Thomas

*Craig M. Stewart*  
CRAIG M. STEWART

STATE OF OHIO  
COUNTY OF FRANKLIN, SS RECORDER'S FEE \$ 14.00

The foregoing instrument was acknowledged before me this 11th day of March.

Public Station - Murphy Corp. 8/93

25841E20

047747

FIDUCIARY DEED

National City Bank, Columbus, successor to the Ohio National Bank of Columbus, Trustee of the William Marvin Thomas Trust, by the power conferred by the Trust Agreement dated January 31, 1979, and every other power, for valuable consideration paid, grants, with fiduciary covenants, to The City of Dublin, Ohio, whose tax-mailing address is \_\_\_\_\_,

the following described real property:

BEING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE FOLLOWING:

Situated in the State of Ohio, County of Franklin and City of Dublin, Washington Township, and being part of Virginia Military Survey No. 2542, and part of Lot No. 5 of Emma Brown's Subdivision recorded in complete Volume 102, page 97, Common Pleas Court Records, and Being all of a 17.84 acre tract conveyed to William Marvin Thomas, Dorothy Thomas, Frank F. Thomas, and Marian Thomas by deed of record in Deed Volume 3438, page 330, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 5 at a railroad spike found within the pavement of Post Road; thence N 58°32'20" W, within the pavement of Post Road, 480.62'; thence N 58°04'55" W, within the pavement of Post Road, 191.04' to an iron pin found; thence N 02°47'42" W, along the Easterly line of a 5.48 acre tract conveyed to Edward K. and Betty Jane Nyrop by deed of record in Official Record 06989-C-11, 1205.30 feet to the Northeasterly corner of the said 5.48 acre tract and the Southerly line of Lot 240 of Hemingway Village Section 3 as delineated in Plat Book 61, pages 70 and 71; thence N 89°33'18" E, along the Southerly line of Lots 233 through 240 inclusive of the said Hemingway Village, 571.22 feet to an iron pin found in the Southerly line of Lot 233; thence S 02°11'27" E, along the Westerly line of a 14.183 acre tract and a 15.957 acre tract conveyed to the City of Dublin by deed of record in Deed Volume 3796, page 310 and Deed Volume 3391, page 124, 1561.30 feet to the point of beginning, containing 17.909 acres, more or less, and being subject to all right-of-ways and easements of record.

0-108-B  
Area of  
398  
(273)

Tax district number and parcel number: 273-000398

Street address of property: Bare land, north side of Post Road west of Coffman Road

3 56 P.M.  
RECORDED FRANKLIN CO., OHIO

Prior instrument reference: Volume 7681-B-11, Official Records of Franklin County, Ohio.

MAR 11 1994

Signed this 11th day of March, 1994.

RECORDER'S FEE \$ 14.00

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

*Richard L. Diamond*  
RICHARD L. DIAMOND

NATIONAL CITY BANK, COLUMBUS, Successor to the Ohio National Bank of Columbus, Trustee

by: *James R. Anspaugh*  
James R. Anspaugh, Vice President

*Craig M. Stewart*  
CRAIG M. STEWART

STATE OF OHIO  
COUNTY OF FRANKLIN, SS

*Carolee B. Bisher - Murphy Nov 1993*

Instr: 199807140175554 07/14/1998  
 Pages: 1 Fee \$14.00 11:52AM  
 Richard B. Metcalf T19980098025  
 Franklin County Recorder BXCARLIE

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That TODD E. FARRELL and ANGELIKA M. FARRELL, husband and wife ("Grantor"), of Washoe Valley, Nevada, for valuable consideration paid, grants with general warranty covenants to CITY OF DUBLIN, ("Grantee"), whose tax mailing address is City Hall, 5200 Emerald Parkway, Dublin, Ohio 43017; the following real property:

Situated in the City of Dublin, in the County of Franklin, and in the State of Ohio:

Being Reserve "A" in JOHNSTON SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 50, page 64, Recorder's Office, Franklin County, Ohio.

Parcel No.: 273-792  
 Street Address: 5930 Post Road, Dublin, Ohio 43017

EXCEPTIONS TO WARRANTY: Covenants, conditions, reservations, restrictions, easements, rights-of-way, setback lines, taxes and assessments of record, if any.

PRIOR INSTRUMENT OF REFERENCE: Deed Book 3502, page 902, Recorder's Office, Franklin County, Ohio.

Witness our hands this 10 day of July, 1998.

Signed and acknowledged in the presence of:

Sarah Longaker  
 Sarah Longaker  
 (Print Name) As to both Grantors

Todd E. Farrell  
 Todd E. Farrell

Joseph W. Testa  
 Joseph W. Testa  
 (Print Name) As to both Grantors

Angelika M. Farrell  
 Angelika M. Farrell

TRANSFERRED  
 JUL 14 1998  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

NOTARY PUBLIC, NEVADA  
 Notary Public in the State of Nevada  
 My Comm. Exp. 06/01/99

State of Nevada  
 County of Carson

This instrument was acknowledged before me on  
 by Todd E. Farrell + Angelika M. Farrell

Joseph W. Testa  
 (Signature of notarial officer)

CARLIE RECORDING & REPRODUCTION

USB



Instr 199903150063070 03/15/1999  
 Pages 2 Fee \$14.00 10:19AM  
 Richard B. Metcalf T19990034847  
 Franklin County Recorder BXBENCHMAR

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **Betty Jane Nyrop**, aka Betty J. Nyrop, unmarried, of Franklin County, Ohio for valuable consideration paid, grants, with general warranty covenants, to The City of Dublin, a municipal corporation, whose tax mailing address is P. O Box 800, Dublin, Ohio 43017 the following real property:

A certain 1.917 acre tract which is more fully described in the attached Exhibit "A" which is attached hereto and made a part hereof as if fully rewritten herein.

This conveyance is made subject to the Preservation Zone which is more fully described in the attached Exhibit "A" and the lien of real estate taxes and assessments that are now or hereinafter a lien upon the Premises.

Prior Instrument References: Official Records Volumes 6989C11 and 33953D17  
 Tax Parcel No. On split from parcel # 273-364

WITNESS her hand this 11<sup>th</sup> day of March, 1999.

Signed and acknowledged in the presence of:

G. D. Schreiber  
 Print Name: G. D. Schreiber

Philip H. Hageman  
 Print Name: Philip H. Hageman

Betty Jane Nyrop  
 Betty Jane Nyrop

STATE OF OHIO :  
 : SS  
 COUNTY OF FRANKLIN :

11<sup>th</sup> The foregoing instrument was acknowledged before me by Betty Jane Nyrop, this 11<sup>th</sup> day of March, 1999.

Barbara Bacon  
 Notary Public

Attachment: Exhibit "A" Legal description of 1.917 acre tract



BARBARA BACON  
 Notary Public, State of Ohio  
 My Comm. Expires 4-24-2000

This instrument prepared by:

William F. Simpson, Esq.  
 SCHOTTENSTEIN, ZOX & DUNN  
 A Legal Professional Association  
 41 S. High Street, Suite 2600  
 Columbus, Ohio 43215

BENCHMARK TITLE BOX  
 BT- 10118

**TRANSFERRED**  
 MAR 15 1999  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

902566  
 CONVEYANCE TAX  
 EXEMPT  
A. J.  
 JOSEPH W. TESTA  
 FRANKLIN COUNTY AUDITOR

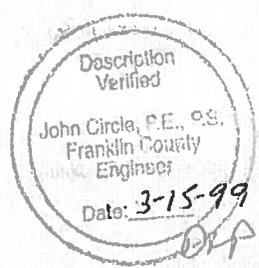
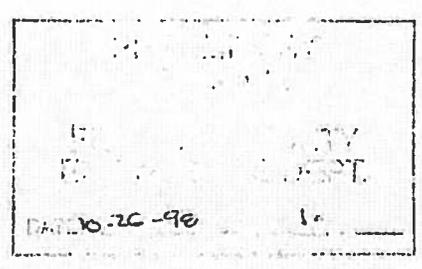


EXHIBIT A



Situated in the State of Ohio, County of Franklin, Township of Washington, and in the City of Dublin, being in V.M.S. 2542 and being part of a 5.48 acre tract conveyed to Betty Jane Nyrop by O.R. 33953, Page D17 of the Franklin County Recorder's Office, and being more particularly described as follows:

Commencing from a P-K set near the north edge of pavement of Post Road at the southwest corner of said 5.48 acre tract and the southeast corner of the Johnston Subdivision recorded in P.B. 50, Page 64; Thence N 13° 52' 07" E, a distance of 425.25 feet along the easterly line of said Johnston Subdivision to an iron pipe found, said iron pipe being THE TRUE POINT OF BEGINNING;

O-108-P  
1.917 AC.  
SPLIT FROM  
273-364

Thence N 13° 52' 07" E, a distance of 584.48 feet continuing along said easterly line of Johnston Subdivision to an iron pipe found;

Thence N 88° 17' 09" E, a distance of 44.96 feet leaving said easterly line of Johnston Subdivision and along the southerly line of the Hemingway Village Section 3 recorded in P.B. 61, Page 70 to an iron rod found;

Thence S 04° 04' 08" E, a distance of 629.79 feet leaving said southerly line of the Hemingway Village Section 3 and along the westerly line of a 17.909 acre tract conveyed to the City of Dublin by O.R. 25841, Page E-17 to a iron pin set;

Thence N 75° 29' 54" W, a distance of 237.28 feet leaving said westerly line and across the grantor's property to the true point of beginning and containing 1.917 acres, more or less, from Auditor's Parcel Number 273-000364. Subject to all legal highways, easements and restrictions of record.

**PRESERVATION ZONE** - a 35' foot "Preservation Zone" along the southerly line of said 1.917 acre tract is to be used to protect natural features, such as existing wooded areas or tree rows.

Area designated as "Preservation Zone" shall remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc. Fences shall be permitted in said zone. The existing natural features shall not be disturbed, removed or physically altered unless written permission is granted by the Planning Director or designee. Grading activities are not permitted.

The bearing of N 59° 20' 00" W, in the description is based on the south line of O.R. 33953, Page D17.

This description is based on a survey made by Tony W. Meacham, P.S. #7799 of CLYDE E. WILLIAMS & ASSOCIATES, INC., in October, 1998.

Grantor claims title by instrument(s) of record in O.R. 33953, Page D17 Franklin County Recorder's Office.



CLYDE E. WILLIAMS & ASSOCIATES, INC.  
*Tony W. Meacham*  
Tony W. Meacham, P.S. #7799

City of Dublin  
Approved conditionally:  
Must be combined  
with parcel to east.  
*Babara M. Clark*  
Planning Director



Thence along the southwesterly line of said Lot No. 111, South 61° 28' 58" East, 100.23 feet to the place of beginning, containing 14.18 acres, more or less.

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

The above description prepared by Evans, Mechwart, Hambleton & Tilton, Inc., Registered Surveyors No. 4965, on December 28, 1979.

The above described real estate shall be subject to the condition and restriction that it shall be used only for parks, open space, recreational and related uses by the Village of Dublin. Enforcement of this restriction by Grantor, its successors or assigns, may be had by proceedings at law or equity, or both, for any violation or attempted violation of this restriction, and such proceedings may be had either to restrain violating or to recover damages, or both. No failure, however long continued, to object to any violation or to enforce this restriction, shall be deemed a waiver of a right to do so thereafter as to the same breach or as to the one occurring prior to or subsequent thereto. This condition and restriction shall terminate December 31, 1994.

VENDOR'S LIEN: RESERVING TO THE GRANTOR (IN ACCORDANCE WITH SECTION 5301.26 OF THE REVISED CODE OF OHIO), ITS SUCCESSORS AND ASSIGNS, A VENDOR'S LIEN UPON THE DESCRIBED PREMISES TO SECURE THE PAYMENT OF THE SUM OF ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00), BEING THE UNPAID PART OF THE PURCHASE MONEY TO BE PAID ON OR BEFORE MAY 31, 1980, BY THE GRANTEE.

LAST TRANSFER: Deed Book Volume 3640, Page 228.

*TO HAVE AND TO HOLD said premises, with the privileges and appurtenances thereunto belonging, to the said Village of Dublin,  
its successors and assigns forever.*

*And the said Dublin Land Development Company,  
for itself and its successors, does hereby covenant with Village of Dublin,*

*its successors and assigns, that it is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; excepting conditions, restrictions and easements of record, and taxes and assessments not yet due and payable,*



A F F I D A V I T

MICROFILM

STATE OF OHIO

COUNTY OF FRANKLIN, ss:

The undersigned, being first duly sworn, deposes and say (s) that it is Franklin the owner (s) of the real estate situated in the County of Franklin, State of Ohio, and in the Village of Dublin, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Affiant (s) further say (s) for the purpose of selling said real estate as follows:

- BILLS 1. That there are no unpaid bills incurred by affiant (s) for work performed upon or materials delivered to the above described premises for the construction or improvement thereof during the past sixty (60) days.
- LIENS 2. That there are no mortgages, judgment liens, tax liens or other encumbrances of any nature whatsoever affecting the said premises except as set forth in the abstract of title for the same, or Title Policy.
- RIGHTS OF OTHERS 3. That there are no rights of possession, use or otherwise, outstanding in third persons by reason of unrecorded leases, land contracts sale contracts, options or other documents.
- TAXES 4. That affiant (s) HAS not indebted to the Federal Government or any other public authority for taxes, assessments or other charges against the said premises, due or delinquent, of any nature whatsoever except as set forth in said abstract, or Title Policy.
- ASSESSMENTS 5. The affiant (s) IS not received notice, either orally or in writing, of the existence of or the intention to create assessments affecting the premises above described from any public authority.

Affiant (s) further make (s) this Affidavit supplemental to the Warranty Deed for said premises ~~XXXXXX~~ delivered to Village of Dublin and specifically as an inducement to said Village of Dublin to pay to affiant (s) the balance of the purchase price for said premises, in the sale of the same. ~~XXXXXX~~  
~~XXXXXXXXXX~~

Further affiant (s) sayeth not.

Dublin Land Development Company

By: Donald W. Kelley  
Donald W. Kelley, General Partner

Sworn to before me and subscribed in my presence this 29th day of MAY, 19 80.

Robert H. Albert, Attorney-at-Law  
NOTARY PUBLIC - STATE OF OHIO  
My commissoin has no expiration date.  
Section 147.03 R. C.

## LEGAL DESCRIPTION

MICROFILM

Being located in Virginia Military Survey No. 2542, and being 14.183 acres of the Dublin Land Development Co. 76.311 acre tract of record in Deed Book 3640, Page 228, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point at the southeasterly corner of Lot No. 111 of "SHANNON PARK SECTION 2 PHASE 1," as the plat of same is shown of record in Plat Book 55, page 82;

Thence South  $2^{\circ} 13' 07''$  East, 982.27 feet to a point;

Thence South  $44^{\circ} 12' 00''$  East, 210.0 feet to a point;

Thence South  $78^{\circ} 35' 15''$  East, 123.0 feet to a point in the southerly line of said Dublin Land Development Co. tract, being also the northerly line of the Village of Dublin 15.957 acre tract;

Thence along said line, South  $87^{\circ} 48' 07''$  West, 740.0 feet to a point;

Thence along the westerly line of said Dublin Land Development Co. tract, being also the easterly line of the William M. Thomas et. al. (4) 17.84 acre tract, North  $2^{\circ} 13' 07''$  West, 1297.41 feet to a point;

Thence along the southerly line of the W. K. Dublin Investment Co. 56.571 acre tract, South  $85^{\circ} 01' 54''$  East, 24.30 feet to a point;

Thence along the southerly lines of Lot Nos. 107, 108, 109 and 110 of said "SHANNON PARK SECTION 2 PHASE 1," South  $82^{\circ} 53' 13''$  East, 329.51 feet to a point;

Thence across the southerly end of Downpatrick Drive, South  $65^{\circ} 19' 56''$  East, 50.0 feet to a point;

Thence along the southwesterly line of said Lot No. 11, South  $61^{\circ} 28' 58''$  East, 100.23 feet to the place of beginning, containing 14.183 acres, more or less.

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

The above described real estate shall be subject to the condition and restriction that it shall be used only for parks, open space and/or recreational uses by the Village of Dublin. In the event that the Village of Dublin does not or ceases to use said real estate for parks, open space, and/or recreational purposes, then ~~title to said real estate shall revert to the Metropolitan Park Board of the City of Columbus, Ohio, or its successors.~~ This condition and restriction shall terminate December 31, 1994. (X)

(X) See Attd Deed

# Know all Men by these Presents

429

That

WILLIAM S. CECUTTI - Married

TRANSFERRED

JAN 9 1974

ARCH J. WARREN

AUDITOR

FRANKLIN COUNTY, OHIO

TRANSFER TAX  
EXEMPT

By *A J*

ARCH J. WARREN

FRANKLIN COUNTY, AUDITOR

of the City of Upper Arlington, County of Franklin

and State of Ohio Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration

to him paid by VILLAGE OF DUBLIN

of the Township of Washington, County of FRANKLIN

and State of OHIO Grantee, the receipt whereof is hereby

acknowledged, do es hereby grant, bargain, sell and convey to the said

Grantee

VILLAGE OF DUBLIN

its successors ~~to him~~ and assigns forever, the

following Real Estate situated in the County of FRANKLIN

in the State of OHIO, and in the TOWNSHIP of

WASHINGTON

003 and bounded and described as follows:

Situated in the State of Ohio, County of Franklin, Township of Washington, Virginia Military Survey Numbers 2542 and 2543, and being a 15.957 Acre Tract out of a 75.234 Acre parcel of land conveyed by deed to William S. Cecutti as recorded in Deed Book 3271, pages 172, 173, and 174, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a P.K. nail at the intersection of the centerlines of Coffman Road and Post Road, said P.K. nail being the true place of beginning of this description;

thence North 72° 42' 21" West, a distance of 364.48 feet to a P.K. nail in the centerline of said Post Road;

thence on a line along a curve to the right with a radius of 1041.74 feet and a chord bearing North 61° 13' 25" West a distance of 385.37 feet to a rail road spike in the centerline of said Post Road;

thence North 50° 31' 28" West, a distance of 32.17 feet to a rail road spike in the centerline of said Post Road, said rail road also being in the southeast corner of a 1.343 Acre tract of land owned by W. M. Thomas as recorded in Deed Book 1386, page 96;

73-406  
0-108  
COMB. 755, 407, 281  
FRANKLIN COUNTY, OHIO  
COUNTY ENGINEER

DESCRIPTION ACCEPTABLE  
S. P. 2/28/73  
FRANKLIN COUNTY ENGINEER  
*[Signature]* 12-31-73  
SPIT

(Continued)

OHIO TITLE Corporation, Box 52804

MICROFILM



MICROFILM

and that HE will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee VILLAGE OF DUBLIN

its successors ~~XXXX~~ and assigns against the lawful claims of all persons whomsoever excepting as aforesaid.

In Witness Whereof the said Grantor

WILLIAM S. CECUTTI, and his Wife, NANCY A. CECUTTI

who hereby release their respective rights of dower in the premises, have hereunto set THEIR hand S this 31st day of December, in the year of our Lord one thousand nine hundred and SEVENTY-THREE (1973)

Signed and acknowledged in presence of

*John G. Poulos*  
*John B. Poulos*

*William S. Cecutti*  
WILLIAM S. CECUTTI  
*Nancy A. Cecutti*  
NANCY A. CECUTTI

The State of OHIO  
FRANKLIN County } SS.

JAN 9 1974  
Received..... At 9:00 A M  
Recorded..... JAN 11 1974 19..... in Franklin County  
JAMES A. SCHAEFER, Recorder  
Recorder's Fee \$ 4.00

Be it Remembered That on this 31st day of December, A.D. 19 73 before me, the subscriber, a NOTARY PUBLIC in and for said county, personally came the above named

WILLIAM S. CECUTTI and NANCY A. CECUTTI

the Grantor s

in the foregoing Deed, and acknowledged the signing of the same to be THEIR voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



John G. Poulos, Attorney at Law  
Notary Public - State of Ohio  
My Commission has no expiration date. Sec. 147.01 H. C.

*John G. Poulos*

This instrument was prepared by JOHN G. POULOS, Esquire, 88 E. Broad Street, #1420, Columbus, Ohio, 43215, (614) 224-2233.

16

Note Addenda re: JOA CoFFMs APPLIES To This Contract D.C. Rie

Vol 2732 Page 311

PLATE NO. 148 2000000 000.0 113-3

### Warranty Deed

B, A Corporation  
Rev. Code 1101 11 11

211111

KNOW ALL MEN BY THESE PRESENTS: That INDUSTRIAL NUCLEONICS CORPORATION

a corporation duly incorporated under the Laws of the State of Ohio of the City of Columbus, County of Franklin and State of Ohio in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it paid by Ida Coffman

of the Township of Washington, County of Franklin and State of Ohio, the receipt of which is hereby acknowledged, doth hereby GRANT, BARGAIN, SELL AND CONVEY to the said Ida Coffman an estate for the life of Ida Coffman in

~~the following REAL ESTATE~~ the following REAL ESTATE, situated in the County of Franklin in the State of Ohio, and in the Township of Washington and bounded and described as follows: See Exhibit containing description attached.

DEC 29 1966  
Received..... 19..... At.....  
Recorded... JAN 8 - 1967... 19... In Franklin County  
JAMES A. SCHAEFER, Recorder  
Rec'd Fee \$.....

TRANSFER NOT NECESSARY  
DEC 29 1966  
ARCH J. WARREN  
AUDITOR  
FRANKLIN COUNTY, OHIO

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances therunto belonging, to the said Ida Coffman for her life.

~~And the said~~ INDUSTRIAL NUCLEONICS CORPORATION

for itself and its successors, doth hereby covenant with the said Ida Coffman

that it is lawfully seized of the premises aforesaid: that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; Excepting a first mortgage in the original amount of \$32,000.00 of even date payable to Ida Coffman on these premises and other property

Deed Book 2782 page 311

Vol 2732 Page 345

and that it will forever WARRANT AND DEFEND the same with the appurtenances, unto the said Ida Coffman for her life

and all her heirs, against the lawful claims of all persons whomsoever. Except as noted herein.

IN WITNESS WHEREOF, The said INDUSTRIAL NUCLEONICS CORPORATION

in pursuance of a resolution adopted by its Board of Directors, on the 16<sup>th</sup> day of September 1966, has hereunto caused its corporate seal to be affixed and these presents to be subscribed by its Vice President - Finance and

this 28<sup>th</sup> day of December 19 66

Signed and acknowledged INDUSTRIAL NUCLEONICS CORPORATION

in presence of

*John E. Selby*

By *Robert E. Swanson*  
VICE PRESIDENT - FINANCE

The State of Ohio Franklin County, ss.

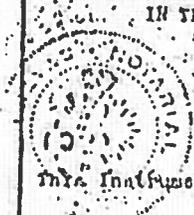
BE IT REMEMBERED, That on this 28<sup>th</sup> day of December 19 66

before me, the subscriber, a Notary Public in and for said County, personally came the above named INDUSTRIAL NUCLEONICS CORPORATION

the Grantor in the foregoing Deed, by *Robert E. Swanson* its Vice-President - Finance and

and as such Vice President - Finance and duly authorized by resolution adopted by the Board of Directors of said Corporation, on the 16<sup>th</sup> day of September 1966, acknowledged the signing of the same to be their voluntary act and deed for and as the act and deed of said Corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year first aforesaid.



*John E. Selby*  
JOHN E. SELBY  
NOTARY PUBLIC, THE STATE OF OHIO

This Instrument was Prepared By Lewis A. Rankin, attorney at law  
42 E. Gay St. Columbus, Ohio

Warranty Deed

FROM

TO

Received \_\_\_\_\_ 19

at \_\_\_\_\_ of \_\_\_\_\_

Recorded \_\_\_\_\_ 19

In \_\_\_\_\_ County

Record of Deeds, Vol \_\_\_\_\_

Page \_\_\_\_\_

Recorder \_\_\_\_\_

Record's Fee, . . . . \$ \_\_\_\_\_

TRANSFERRED

\_\_\_\_\_ 19

Auditor \_\_\_\_\_

Vol 2732 Page 346

EXHIBIT

Being situated in the State of Ohio, County of Franklin, Township of Washington, Virginia Military Survey Number 2542 and being a part of a 16.74 acre tract deeded to Ida Coffman Et al. in Deed Book 1004, Page 461 and Deed Book 2143, Page 279, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a nail at the southeasterly corner of said 16.74 acre tract and at the intersection of the centerline of Coffman Road with the centerline of Post Road, the centerline of said Coffman Road is shown in Road Record 13, Page 17 and on Sheets 3 and 4 of the 1926 Coffman Road Improvement Plan Tube 506, Franklin County Engineer's Office and the centerline of said Post Road is shown on Sheet 6 of the 1924 Right-of-Way Plan I.C.H. 48, Section R, State of Ohio Highway Department, Division Six, Delaware, Ohio:

thence North 70 degrees 23 minutes East along the centerline of said Coffman Road, passing a nail on line at centerline station 12 plus 10.15 of Post Road Relocated at 5.66 feet the centerline of said Post Road Relocated is shown on Sheet 268 of Right-of-Way Plan PRA-270-7.47 N, State of Ohio Highway Department, Division Six, Delaware, Ohio, a total distance of 328.40 feet to a spike and the true point of beginning of this description;

thence North 70 degrees 31 minutes West across said 16.74 acre tract passing an iron pin on line at 22.5 feet, a total distance of 145.00 feet to an iron pin;

thence North 44 degrees 24 minutes West, a distance of 76.15 feet to an iron pin;

thence North 66 degrees 07 minutes West, a distance of 130.40 feet to an iron pin;

thence North 20 degrees 23 minutes East and parallel to the centerline of said Coffman Road, a distance of 166.50 feet to an iron pin;

thence South 70 degrees 31 minutes East, a distance of 90.00 feet to an iron pin;

thence South 20 degrees 23 minutes West parallel to the centerline of said Coffman Road, a distance of 40.00 feet to an iron pin;

thence South 70 degrees 31 minutes East, passing an iron pin on line at 230.00 feet, a total distance of 254.00 feet to a spike in the centerline of said Coffman Road, and in the easterly line of said 16.74 acre tract, said last described spike bears South 20 degrees 23 minutes West along the centerline of said Coffman Road, a distance of 1,076.76 feet from an angle point in the centerline of said Coffman Road;

thence South 20 degrees 23 minutes West along the centerline of said Coffman Road and along the easterly line of said 16.74 acre tract, a distance of 170.00 feet to the place of beginning, containing 1.204 acres, subject however to all legal highways and easements and restrictions of record and of records in respective utility offices.