



202400002442 02/27/2024 02:25 PM
 Filed for Record in CLARK County, Ohio
 Nancy Pence, Recorder Rec Fees: \$42.00
 QC OR Vol 2234 Pgs 448 - 450

APPROVED

Clark County Tax Map

Transferred
 Sale Price 0

FEB 27 2024

FEB 27 2024

HILLARY HAMILTON
 AUDITOR

- Legal Description
- Survey Plat / Lotsplit
- Subdivision / Annexation

32/106

QUIT CLAIM DEED

RUNOUT, LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants to the **CITY OF SPRINGFIELD, a municipal corporation**, whose tax mailing address is 76 E. High Street, Springfield, OH 45502, the following REAL PROPERTY:

SEE ATTACHED EXHIBIT A

Prior Instrument Reference: **Volume 1479, Page 645**
 Parcel Number: **Out of 340-06-00005-111-033**
 Property Address: **1248 Perry Street, Springfield, OH 45504**

Executed by him this 16th day of February, 2024.

RUNOUT, LLC

By: JOHN S. PALMER, Sole Member

STATE OF OHIO

COUNTY OF CLARK ss:

The foregoing instrument was acknowledged before me this 16th day of February, 2024, by JOHN S. PALMER, Sole Member of Runout LLC, an Ohio Limited Liability Company.

John M. Spencer
 Notary Public - State of Ohio

THIS INSTRUMENT PREPARED BY:

JOHN M. SPENCER,
 Attorney at Law
 30 Warder St., Suite 250
 Springfield, Ohio 45504
 (937) 325-8822



JOHN M. SPENCER, Attorney At Law
 NOTARY PUBLIC - STATE OF OHIO
 My commission has no expiration date
 Sec. 147.03 R.C.

JOHN SPENCER
 HOLD



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APPROVED BY THE CITY PLANNING BOARD
OF THE CITY OF SPRINGFIELD, OHIO
NO PLAT REQUIRED

This approval is not valid unless the instrument
is recorded on or before May 7, 2024
Date: February 7, 2024
Secretary, City Planning Board

4455
Runout LLC
0.032 Acres (Roadway)
Part N.W. ¼ Sec. 5, T. 4, R. 9, B.M.R.S.
September 19, 2023

@gwan

SCHOLL
SURVEYING, LLC
1533 Moorefield Road
Springfield OH 45503
937.390.3629

Situate in the State of Ohio, County of Clark, City of Springfield, and being part of the Northwest Quarter of Section 5, Town 4, Range 9, Between the Miami Rivers Survey and being described as follows:

Commence at a 5/8" re-bar with plastic cap (set) at the northeast corner of Lot 48 of the Plat of Sarah D. Bechtle's Addition recorded Book 5, Page 95 of the Plat Records of Clark County, Ohio, thence with the east line of said Lot 48, extended north, N 12°34'39" W, 20.06 feet to a mag nail (set) in the centerline of Perry Street (40 feet right-of-way), thence with the centerline of said Perry Street, N 81°40'47" E, 666.07 feet to a mag nail (set) at the southeast corner of a 0.20 acre tract described in deed to Runout LLC recorded Book 1000, Page 132, Tract II of the Official Records of Clark County, Ohio, the TRUE POINT OF BEGINNING HEREIN;

thence, with the east line of said 0.20 acre tract, N 12°31'57" W, 20.05 feet to a mag nail (set) on the north line of said Perry Street;

thence, with the north line of said Perry Street, N 81°40'47" E, 70.00 feet to a un-monumented corner;

thence, with the west line of a 1.20 acre tract described in deed to the Springfield Cemetery Association recorded Volume 609, Page 329, Tract I of the Deed Records of Clark County, Ohio, S 12°31'57" E, 20.05 feet to a mag nail (set) in the centerline of said Perry Street;

thence, with the centerline of said Perry Street, S 81°40'47" W, 70.00 feet to the point of beginning and containing 0.032 acres, subject however, to all rights-of-way, easements, and restrictions of record.

Being part of the premises described in deed to Runout, LLC recorded Volume 1479, Page 645, Tract III of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated September 19, 2023 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is N 81°40'47" E on the centerline of Perry Street between the monuments as shown and are based on Grid North, State Plane Coordinate System, Ohio, South Zone per O.D.O.T./C.O.R.S. 2011.



Mark T. Scholl
Mark T. Scholl, P.S. 6599



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Mark T. Scholl, P.S. 6599