



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 680  
FEB 27 2024 JR

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:  
Parcel Number:  
Property Address:

Volume 1479, Page 645  
Out of 340-06-00005-111-033  
1248 Perry Street, Springfield, OH  
45504

Executed by him this 16<sup>th</sup> 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 16<sup>th</sup> 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

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



202400002442  
BK 2234 PG 449

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.



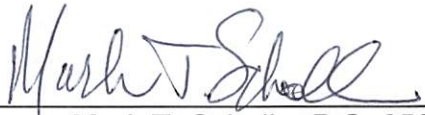
*Mark T. Scholl*  
Mark T. Scholl, P.S. 6599



202400002442  
BK 2234 PG 450

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, P.S. 6599