

Project Name: Price Road Sanitary Sewer

ORD-0058-2017
EXHIBIT D

CITY OF GAHANNA

CONTRACT OF SALE AND PURCHASE

This Agreement is entered into on the below date by and between **Neil T. Reynolds, unmarried**, hereinafter called Owner, and the City of Gahanna, hereinafter called City. Owner hereby agrees to grant, sell, bargain and convey to City the following described real estate, together with improvements now located thereon:

Parcel SE (0.131 acre)

Parcel T (0.042 acre)

See Attachment(s) *Exhibits A, B, & C*
(Legal Description)

MAZ
\$17,570.00

City agrees to purchase said real estate and agrees to pay the full sum of ~~\$17,070.00~~ as full compensation and damages for same and as full consideration for the covenants of Owner herein contained.

Owner shall sell and convey the above described real estate by **Deed of Easement and Temporary Easement** and shall deliver said **Deed of Easement and Temporary Easement** to City at the time of closing. The closing shall occur no later than 75 days after the date hereof and, at the closing, City shall pay the aforesaid consideration of ~~\$17,070.00~~ *\$17,570.00* *MAZ*

Owner warrants that the real estate is free and clear of all liens and encumbrances, except mortgages, taxes, easements, conditions and restrictions of record. Owner shall cause any such liens and encumbrances to be removed or released of record on or before the date of closing as aforesaid, except easements, conditions and restrictions of record.

Owner agrees to execute supplemental instruments if necessary for the construction and maintenance of the project, over, across and upon the aforementioned property.

Owner shall be liable for all taxes on the property up to and including the date of closing.

Exhibit A

**SANITARY SEWER EASEMENT
0.131 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 4, Township 1, Range 17, United States Military Lands, being a strip of land on, over, and across Lot 6 of a survey by G.E. Evans, P.S. 483, dated August, 1947, on file with the Franklin County Engineer's Office, as conveyed to Neil T. Reynolds by deeds of record in Instrument Numbers 200406100134586 and 200704120064163, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of said Lot 6;

thence North 85° 03' 20" West, with the southerly line of said Lot 6, a distance of 363.52 feet to a point in the easterly right-of-way line of James Road;

thence North 04° 15' 40" East, with said easterly right-of-way line, a distance of 15.68 feet to a point;

thence South 85° 03' 42" East, crossing said Lot 6, a distance of 363.52 feet to a point in the easterly line of said Lot 6;

thence South 04° 15' 40" West, with said easterly line, a distance of 15.72 feet to the *POINT OF BEGINNING*, containing 0.131 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

23 MARCH 16

Date

MAK:sg
0_131 ac Reynolds 20150087-VS-ESMT-SSWR-N-01.doc

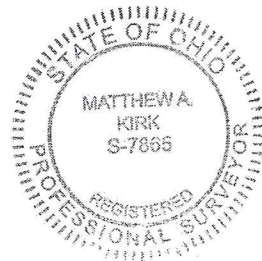


Exhibit B

**TEMPORARY EASEMENT
0.042 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 4, Township 1, Range 17, United States Military Lands, being a 5 foot wide strip of land on, over, and across Lot 6 of a survey by G.E. Evans, P.S. 483, dated August, 1947, on file with the Franklin County Engineer's Office, as conveyed to Neil T. Reynolds by deeds of record in Instrument Numbers 200406100134586 and 200704120064163, (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 the southeasterly corner of said Lot 6;

thence North 04° 15' 40" East, with the easterly line of said Lot 6, a distance of 15.72 feet to the *TRUE POINT OF BEGINNING*;

thence North 85° 03' 42" West, crossing said Lot 6, a distance of 363.52 feet to a point in the easterly right-of-way line of James Road;

thence North 04° 15' 40" East, with said easterly right-of-way line, a distance of 5.00 feet to a point;

thence South 85° 03' 42" East, crossing said Lot 6, a distance of 363.52 feet to a point in the easterly line of said Lot 6;

thence South 04° 15' 40" West, with said easterly line, a distance of 5.00 feet to the *TRUE POINT OF BEGINNING*, containing 0.042 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

23 MARCH 16

Date

MAK:sg
0_042 ac Reynolds 20150087-VS-ESMT-SSWR-N-01.doc

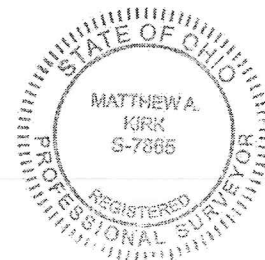
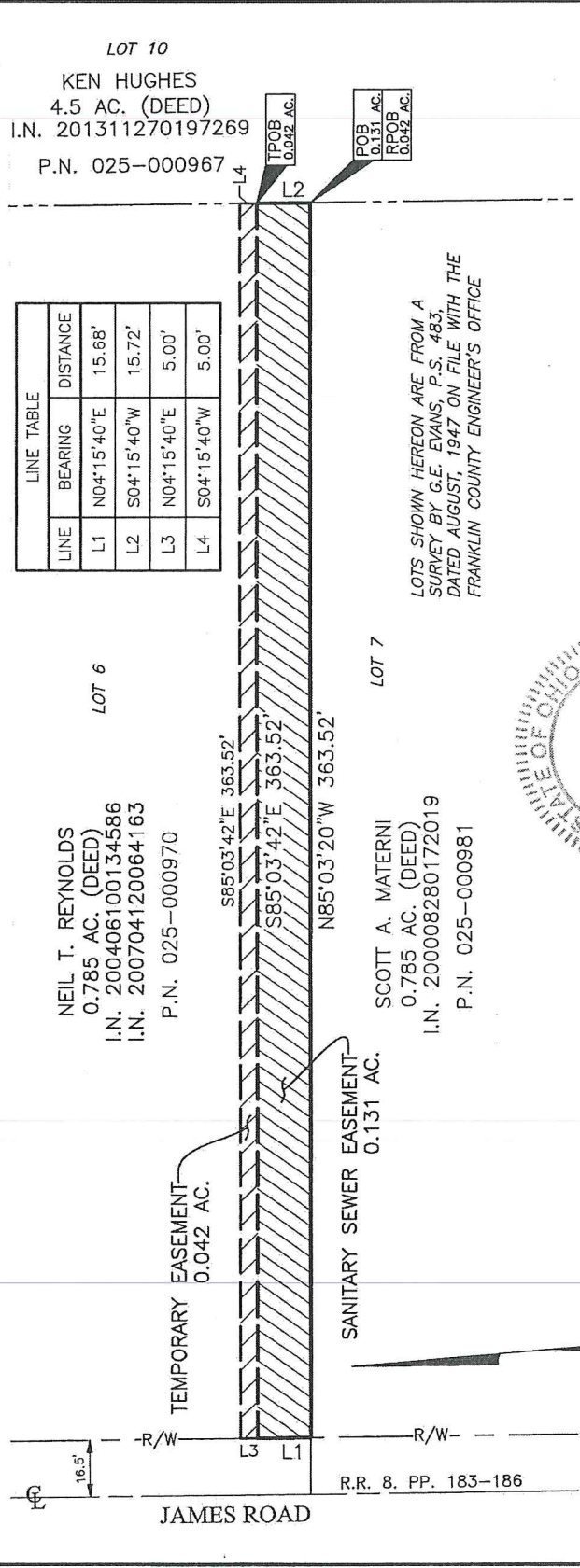


Exhibit C

Date: March 23, 2016
 Scale: 1" = 40'
 Job No. 2015-0087

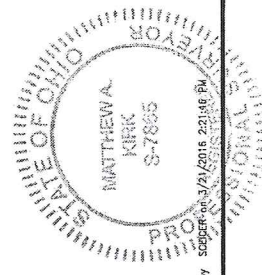
SANITARY SEWER EASEMENT
 QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS
 CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

EMHT
 Evans, Mechtwart, Hambleton & Tillon, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

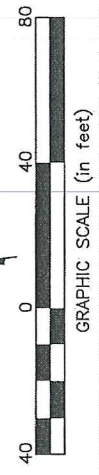


LINE TABLE	
LINE	BEARING DISTANCE
L1	N04°15'40"E 15.68'
L2	S04°15'40"W 15.72'
L3	N04°15'40"E 5.00'
L4	S04°15'40"W 5.00'

LOTS SHOWN HEREON ARE FROM A SURVEY BY G.E. EVANS, P.S. 483, DATED AUGUST, 1947 ON FILE WITH THE FRANKLIN COUNTY ENGINEER'S OFFICE



By: *Matthew A. Kirik*
 Matthew A. Kirik
 Professional Surveyor No. 7865
 Date: 23 MARCH 16



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