

Road Name: Carpenter Rd.

Section: FRA

Parcel No.: 2

**CITY OF GAHANNA**

**CONTRACT OF SALE AND PURCHASE**

This Agreement is entered into on the below date by and between **Brian D. and Karen Burford**, 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 2-WD (0.0708 acre)**

**Parcel 2-SL (0.005 acre)**

See Attachment(s)

(Legal Description)

City agrees to purchase said real estate and agrees to pay the full sum of

*MSH*  
~~\$5,001.00~~ *6691.00* as full compensation and damages for same and as full consideration for the covenants of Owner herein contained.  
*TML 10-2-14*

Owner shall sell and convey the above described real estate by **Warranty Deed and Slope Easement** and shall deliver said **Warranty Deed and Slope 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 ~~\$5,001.00~~ *6,691.00 TML 10-2-14 MSH*

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.



**DESCRIPTION of a 0.0708 acre parcel of land for a Right of Way Take;**

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being 0.0708 acre all out of a 0.80 acre parcel conveyed to Brian D. and Karen Burford of record in Instrument Number 200312080388249 and also lying in Quarter Township 1, Township 1, Range 17, United States Military Lands, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.0708 acre right of way take being more fully described herein;

Beginning at a Mag Nail Set at the southwest corner of said 0.80 acre parcel, the centerline of Carpenter Road (Right of Way Varies) and the north line of a 0.825 acre parcel conveyed to Mike and Alison Celentano of record in Instrument Number 201011030147673;

Thence N 06°35'45" E with the west line of said 0.80 acre parcel, with the meanders of Sycamore Run, also being the east line of said Lot 31 of said E.R. Linter's Addition, a distance of 52.45 feet to an iron pin set;

Thence across said 0.80 acre parcel, the following 3 courses

- 1) S 86°47'54" E a distance of 19.12 feet to an iron pin set;
- 2) S 62°18'08" E, a distance of 53.29 feet to an iron pin set;
- 3) S 01°49'20" W, a distance of 30.01 feet to a mag nail set on the south line of said 0.80 acre parcel, the north line of said 0.825 acre parcel and the centerline of said Carpenter Road;

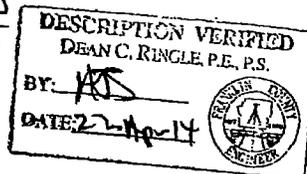
Thence N 87°00'30" W with the south line of said 0.80 acre parcel, the north line of said 0.825 acre parcel and the centerline of said Carpenter Road, a distance of 71.44 feet to the True Point of Beginning, containing 0.0708 acres, subject to all easements and documents of record.

For the purpose of this description and exhibit a bearing of North 87°00'30" West was held on the north line of Carpenter Road and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service in June of 2012. This description and exhibit are based on a survey completed by Robert W. Martin in June of the year 2012. All iron pins set are 30"x3/4" (I.D.) galvanized iron pin with a yellow cap inscribed P.S. 8114.



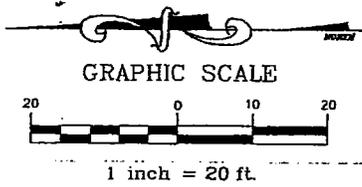
*Robert W. Martin* 4-22-14  
Robert W. Martin Date  
P.S. 8114

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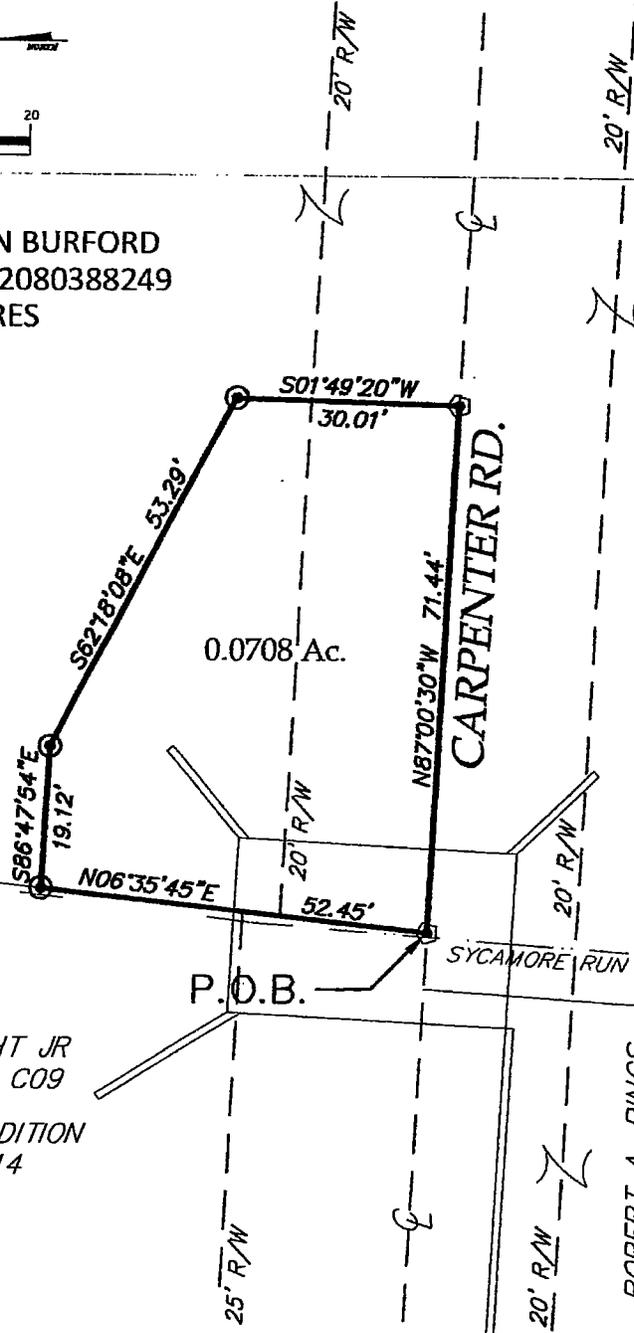
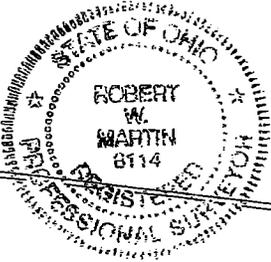
# RIGHT OF WAY TAKE EXHIBIT 0.0708 ACRES

**STATE OF OHIO, FRANKLIN COUNTY, CITY OF GAHANNA  
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, U.S.M.L.**



**BRIAN D & KAREN BURFORD  
INSTR. NO. 200312080388249  
0.80 ACRES**

**MIKE & ALISON CELENTANO  
0.825 ACRES  
INSTR. NO. 201011030147673**



**GEORGE R BRIGHT JR  
ORV 29903, PG C09  
E.R. LINTNER'S ADDITION  
P.B. 21, PG. 14**

31

- ⊙ = IRON PIN SET (30"x3/4")
- ⊛ = MAG NAIL SET

*For the purpose of this exhibit a bearing of North 87°00'30" West was held on the north line of Carpenter Road and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service in June of 2012. This exhibit is based on a survey completed by Robert W. Martin in June of the year 2012. All iron pins set are 30"x3/4" (I.D.) galvanized iron pin with a yellow cap inscribed P.S. 8114.*

*Robert W. Martin 4-22-14*  
Robert W. Martin, P.S. 8114      Date

**SURVEY EXHIBIT OF A  
0.038 ACRE RIGHT OF WAY  
TAKE OF A 0.80 ACRE PARCEL**

Prepared By:  
**TAT WATSON**  
CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

DRAWN BY: JGL	SCALE: 1" = 20'	DATE: 04/16/2014
CHECKED BY: RWM	PROJECT NAME: CARPENTER ROAD	SHEET NO. 1 OF 1

Z: CARPENTER CULVERT DRAWINGS, EASEMENTS AND ROW, CARPENTER BRIDGE, ROW, CARPENTER BRIDGE, ROW, EASEMENT 2014, EXTEND TO CLDING - 0, XREFS: - PLOTTED BY 80 - April 16, 2014 - 8:51 AM

**DESCRIPTION** of a 0.005 acre parcel of land for a Slope Easement;

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands, being a 0.005 acre slope easement over a 0.80 acre parcel conveyed to Brian D. and Karen Burford of record in Instrument Number 200312080388249, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.005 acre slope easement being more fully described herein;

Beginning for reference at the intersection of the north Right of Way line of Carpenter Rd (40 feet) and the west line of said 0.80 acre parcel, also being on the east line of Lot 31 of E.R. Lintner's Addition of record in Plat Book 21, Page 14;

Thence S 87°00'30" E with the north line of said Carpenter Road, a distance of 69.77 feet to the True Point of Beginning;

Thence across said 0.80 acre parcel, the following 5 courses

- 1) N 01°49'20" E a distance of 10.00 feet to a point;
- 2) N 62°18'08" W, a distance of 30.42 feet to a point;
- 3) S 80°18'29" E, a distance of 16.22 feet to a point;
- 4) S 58°12'54" E, a distance of 16.53 feet to a point;
- 5) S 35°54'46" E, a distance of 16.53 feet to a point on the north line of said Carpenter Road;

Thence N 87°00'30" W with the north line of said Carpenter Road, a distance of 13.13 feet to the True Point of Beginning, containing 0.005 acres, subject to all easements and documents of record.

For the purpose of this description and exhibit a bearing of North 87°00'30" West was held on the north line of Carpenter Road and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service in June of 2012. This exhibit is based on a survey completed by Robert W. Martin in June of the year 2012.

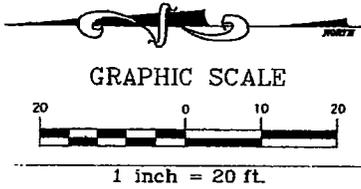


Robert W. Martin 4-22-14  
Robert W. Martin Date  
P.S. 8114

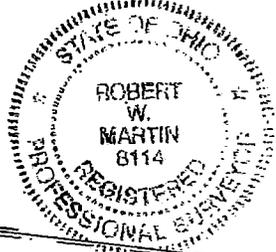
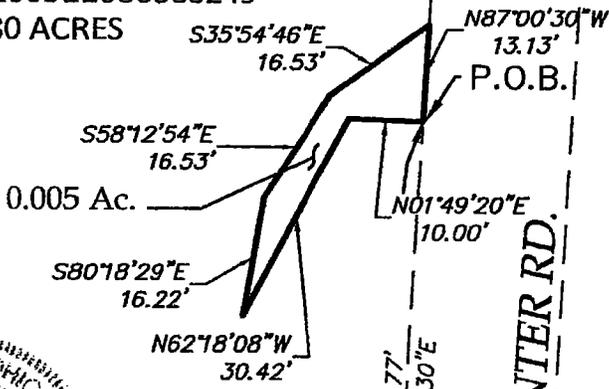
# SLOPE EASEMENT EXHIBIT

## 0.005 ACRES

**STATE OF OHIO, FRANKLIN COUNTY, CITY OF GAHANNA  
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, U.S.M.L.**



**BRIAN D & KAREN BURFORD**  
INSTR. NO. 200312080388249  
0.80 ACRES



P.O.R.

CARPENTER RD.

SYCAMORE RUN

GEORGE R BRIGHT JR  
ORV 29903, PG C09  
E.R. LINTNER'S ADDITION  
P.B. 21, PG. 14  
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*Robert W. Martin* 4-22-14  
Robert W. Martin, P.S. 8114      Date

**SURVEY EXHIBIT OF A  
0.005 ACRE SLOPE EASEMENT  
OF A 0.80 ACRE PARCEL**

Prepared By:  
**TAT  
WATCON**  
CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

DRAWN BY: JGL	SCALE: 1" = 20'	DATE: 4/22/2014
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Z:\CARPENTER CULVERT\DRAWINGS\EASEMENTS AND ROW\CARPENTER BRIDGE ROW-EASEMENT 2014.DWG - O. XREFS: - PLOTTED BY BO - April 22, 2014 - 8:19 AM