

Project Name: Price Road Sanitary Sewer

**CITY OF GAHANNA**

**CONTRACT OF SALE AND PURCHASE**

This Agreement is entered into on the below date by and between **Cheryl A. Hunter and William C. Hunter**, 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 (0.045 acre)**

**Parcel T-1 (0.011 acre)**

**Parcel T-2 (0.011 acre)**

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

*\$4,670.00*  
*MAD* City agrees to purchase said real estate and agrees to pay the full sum of ~~\$2,470.00~~ 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 ~~\$2,470.00~~ *\$4,670.00* *MAD*

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  
0.045 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 9 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 William C. Hunter and Cheryl A. Hunter by deed of record in Instrument Number 201412110164621, (all references are to the records of the Recorder's Office, Franklin County) and more particularly bounded and described as follows:

*BEGINNING, FOR REFERENCE*, at the northeasterly corner of said Lot 9;

thence North 85° 03' 20" West, with the northerly line of said Lot 9, a distance of 105.79 feet to the *TRUE POINT OF BEGINNING*;

thence South 03° 54' 11" West, crossing said Lot 9, a distance of 97.47 feet to a point in the centerline of Price Road;

thence North 86° 08' 20" West, with said centerline, a distance of 20.00 feet to a point;

thence North 03° 54' 11" East, crossing said Lot 9, a distance of 97.85 feet to said northerly line;

thence South 85° 03' 20" East, with said northerly line, a distance of 20.00 feet to the *TRUE POINT OF BEGINNING*, containing 0.045 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\_045 ac Hunter 20150087-VS-ESMT-SSWR-N-04.doc

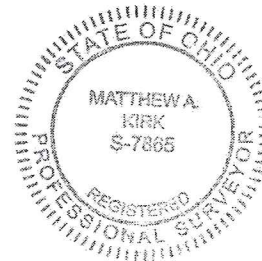


Exhibit B

**TEMPORARY EASEMENT  
0.011 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 9 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 William C. Hunter and Cheryl A. Hunter by deed of record in Instrument Number 201412110164621, (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 northeasterly corner of said Lot 9;

thence North 85° 03' 20" West, with the northerly line of said Lot 9, a distance of 100.79 feet to the *TRUE POINT OF BEGINNING*;

thence South 03° 54' 11" West, crossing said Lot 9, a distance of 97.38 feet to a point in the centerline of Price Road;

thence North 86° 08' 20" West, with said centerline, a distance of 5.00 feet to a point;

thence North 03° 54' 11" East, crossing said Lot 9, a distance of 97.47 feet to said northerly line;

thence South 85° 03' 20" East, with said northerly line, a distance of 5.00 feet to the *TRUE POINT OF BEGINNING*, containing 0.011 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\_011 ac Hunter 20150087-VS-ESMT-SSWR-N-04e.doc

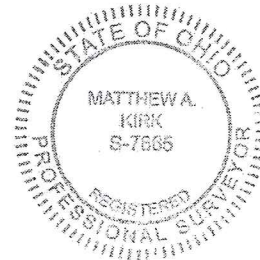


Exhibit C

**TEMPORARY EASEMENT  
0.011 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 9 of a survey by G.E. Evans, P.S. 483, dated August, 1947, on file with the Franklin County Engineer's Office, conveyed to William C. Hunter and Cheryl A. Hunter by deed of record in Instrument Number 201412110164621, (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 northeasterly corner of said Lot 9;

thence North 85° 03' 20" West, with the northerly line of said Lot 9, a distance of 125.79 feet to the *TRUE POINT OF BEGINNING*;

thence South 03° 54' 11" West, crossing said Lot 9, a distance of 97.85 feet to a point in the centerline of Price Road;

thence North 86° 08' 20" West, with said centerline, a distance of 5.00 feet to a point;

thence North 03° 54' 11" East, crossing said Lot 9, a distance of 97.95 feet to said northerly line;

thence South 85° 03' 20" East, with said northerly line, a distance of 5.00 feet to the *TRUE POINT OF BEGINNING*, containing 0.011 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\_011 ac Hunter 20150087-VS-ESMT-SSWR-N-04w.doc

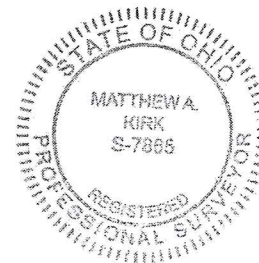




Exhibit D

**EMHIT**  
 Evans, Macchwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43234  
 Phone: 614/733-5500 Fax: 614/733-5500  
 emhit.com

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

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

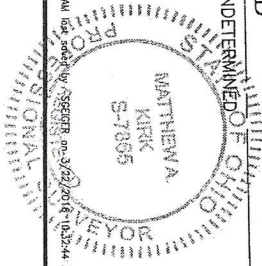
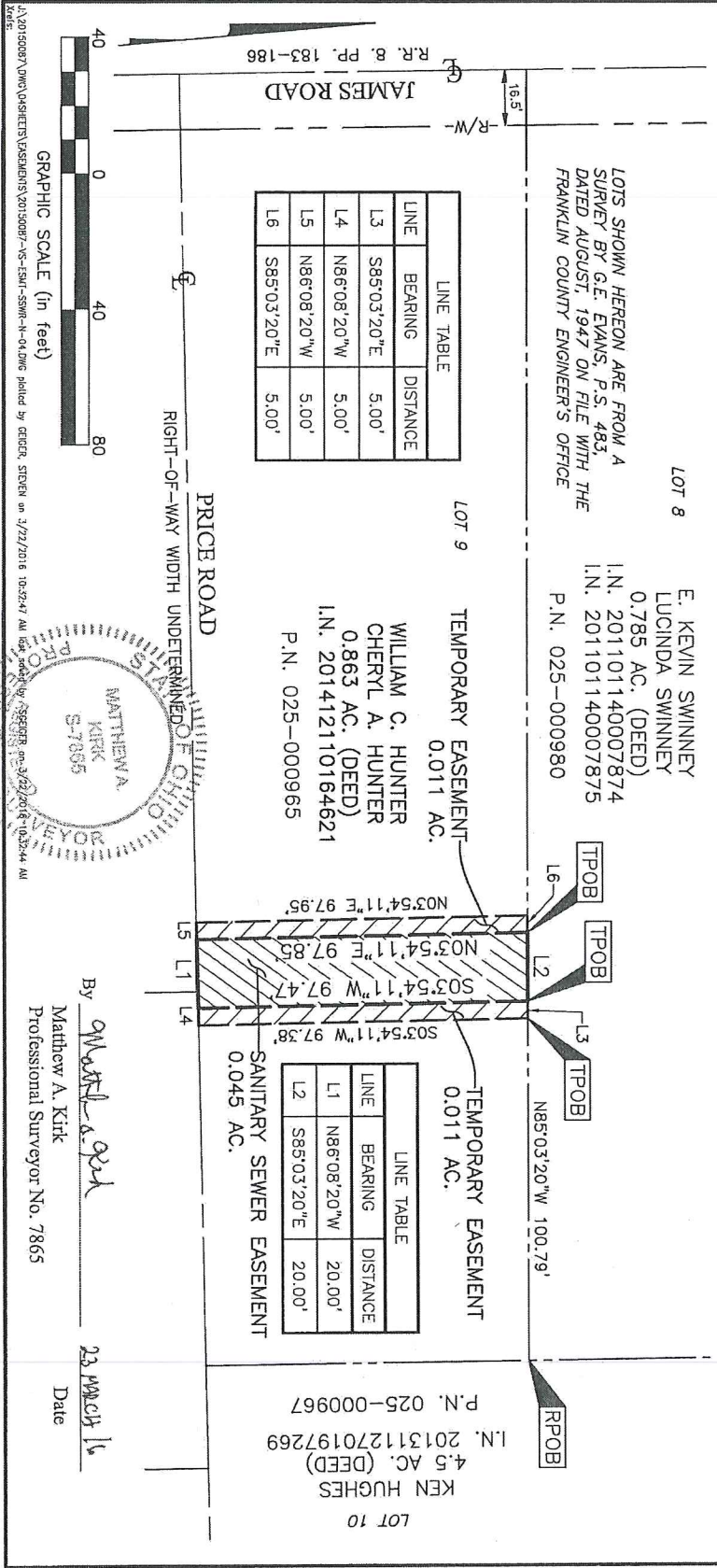
**LOT 8**  
 E. KEVIN SWINNEY  
 LUCINDA SWINNEY  
 0.785 AC. (DEED)  
 I.N. 201101140007874  
 I.N. 201101140007875  
 P.N. 025-000980

LINE	BEARING	DISTANCE
L3	S85°03'20"E	5.00'
L4	N86°08'20"W	5.00'
L5	N86°08'20"W	5.00'
L6	S85°03'20"E	5.00'

**LOT 9**  
 TEMPORARY EASEMENT  
 0.011 AC.  
 WILLIAM C. HUNTER  
 CHERYL A. HUNTER  
 0.863 AC. (DEED)  
 I.N. 201412110164621  
 P.N. 025-000965

LINE	BEARING	DISTANCE
L1	N86°08'20"W	20.00'
L2	S85°03'20"E	20.00'

**LOT 10**  
 KEN HUGHES  
 4.5 AC. (DEED)  
 I.N. 201311270197269  
 P.N. 025-000967



By: Matthew A. Kirk  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 Date: 23 March 16

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