

Road Name: Carpenter Rd.

Section: FRA

Parcel No.: 1

**CITY OF GAHANNA**

**CONTRACT OF SALE AND PURCHASE**

This Agreement is entered into on the below date by and between **George R. Bright, Jr.**, 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 1-WD (0.035 acre)**

**Parcel 1-SL (0.009 acre)**

See Attachment(s)

(Legal Description)

~~\$~~ <sup>\$</sup> 10,418.00 City agrees to purchase said real estate and agrees to pay the full sum of ~~\$8,893.00~~ 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 **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 ~~\$8,893.00~~ <sup>\$</sup> 10,418.00

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.

Owner hereby grants to the City, its employees, agents, consulting engineers, contractors and other representatives the right to enter upon and have exclusive possession of the heretofore described real estate.

Owner further agrees that, if for any reason the City determines it necessary to file a complaint in the Court of Common Pleas of Franklin County for the purpose of impaneling a jury to assess the compensation to be paid for the heretofore described real estate, this contract may be introduced into evidence in such proceedings and the amount specified herein shall be deemed and stipulated to be the fair market value of the interest acquired in the real estate.

This contract shall be binding upon Owner and Owner's heirs, executors, administrators, successors and assigns and shall inure to the benefit of the City, its successors and assigns.

OWNER(S):

DATE 09/16/2014

George R. Bright Jr.  
George R. Bright, Jr.

CITY OF GAHANNA

DATE \_\_\_\_\_

By:

~~City Engineer~~ Mayor  
M. A. Feluy  
Negotiator

**DESCRIPTION** of a 0.035 acre parcel of land for a Right of Way Take;

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being a 0.035 acre all out of Lot 31 of E.R. Lintner's Addition as conveyed in Plat Book 21, Page 14, conveyed to George R. Bright Jr. of record in Official Record 29903, Page C09, 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 0.035 acre right of way take being more fully described herein;

Beginning at a Mag Nail Set on the Bridge Deck at the southeast corner of Lot 31 of said E.R. Lintner's Addition, on the north line of Carpenter Road (45' R/W), said point also being on the west line of a 0.80 acre parcel conveyed to Brian D. and Karen Burford of record in Instrument Number 200312080388249;

Thence with the south line of said Lot 31, also being the north line of said Carpenter Road, N 87°00'30" W a distance of 81.44 feet to an iron pin set;

Thence across said Lot 31, the following 2 courses

- 1) N 65°13'12" E, a distance of 58.93 feet to an iron pin set;
- 2) S 86°47'54" E, a distance of 31.02 feet to an iron pin set;

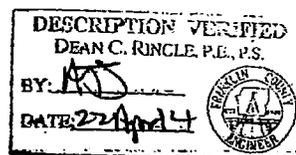
Thence S 06°35'45" W with the east line of said Lot 31 and the meanders of Sycamore Run, also being the west line of said 0.80 acre parcel, a distance of 27.40 feet to the True Point of Beginning, containing 0.035 acres, subject to all easements and documents of record.

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 description and 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.



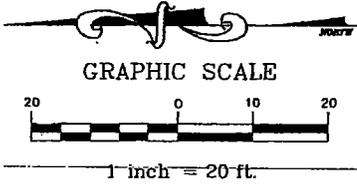
*Robert W. Martin* 4-22-14  
Robert W. Martin Date  
P.S. 8114

N-39-E  
Split  
81.44 ft Southline  
27.40 ft Eastline  
off of Southeast corner  
out of  
(025)  
251



# RIGHT OF WAY TAKE EXHIBIT 0.035 ACRES

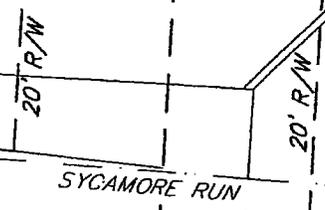
STATE OF OHIO, FRANKLIN COUNTY, CITY OF GAHANNA  
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, U.S.M.L.



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

P.O.B.

S06°35'45"W  
27.40'  
0.035 Ac.



GEORGE R BRIGHT JR  
ORV 29903, PG C09



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

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

**SURVEY EXHIBIT OF A  
0.035 ACRE RIGHT OF WAY  
TAKE OF LOT 31**

Prepared By:



CONSULTING ENGINEERS & SURVEYORS

83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

DRAWN BY: JGL  
CHECKED BY: RWM

SCALE: 1" = 20'  
PROJECT NAME: CARPENTER ROAD

DATE: 04/16/2014  
SHEET NO. 1 OF 1

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