

Road Name: Carpenter Rd.

Section: FRA

Parcel No.: 3

CITY OF GAHANNA

CONTRACT OF SALE AND PURCHASE

This Agreement is entered into on the below date by and between **Mike and Alison Celentano**, 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 3-WD (0.0468 acre)

See Attachment(s)

(Legal Description)

\$2,205.00 MAR
MAR City agrees to purchase said real estate and agrees to pay the full sum of ~~\$1,604.00~~ *2,205.00* 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 shall deliver said **Warranty Deed** 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

MAR ~~\$1,604.00~~ *2,205.00*
MAR 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.

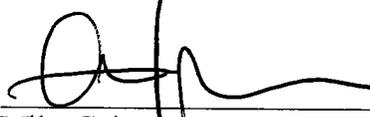
Owner hereby grants to the City, its employees, agents, consulting engineers, contractors and other representatives the right to enter upon and have exclusive possession of the heretofore described real estate.

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.

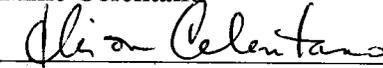
This contract shall be binding upon Owner and Owner's heirs, executors, administrators, successors and assigns and shall inure to the benefit of the City, its successors and assigns.

DATE 9.23.14

OWNER(S):



Mike Celentano



Alison Celentano

CITY OF GAHANNA

DATE _____

~~City Engineer~~ Mayor



By:

Negotiator

DESCRIPTION of a 0.0468 acre parcel of land for a Right of Way Take;

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being 0.0468 acres all out of a 0.825 acre parcel conveyed to Mike and Alison Celentano of record in Instrument Number 201011030147673 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 0.0468 acre right of way take being more fully described herein;

Beginning at an mag nail set in the centerline of Carpenter Road (Right of Way Varies) at the northwest corner corner of said 0.825 acre parcel, also being the northeast corner of a 0.639 acre parcel conveyed to Rollin A. Rings of record in Instrument Number 201312050200530;

Thence S 87°00'30" E with the centerline of said Carpenter Road, the north line of said 0.825 acre parcel and the south line of a 0.800 acre parcel of land conveyed to Brian D. and Karen Burford of record in Instrument Number 200312080388249, a distance of 71.87 feet to a mag nail set;

Thence across said 0.825 acre parcel, the following 3 courses

- 1) S 02°59'30" W a distance of 20.00 feet to an iron pin set on the southerly Right of Way of said Carpenter Road;
- 2) S 70°35'17" W, a distance of 26.24 feet to an iron pin set;
- 3) N 87°00'30" W, a distance of 48.11 feet to an iron pin set on the west line of said 0.825 acre parcel, also being the east line of said 0.639 acre parcel;

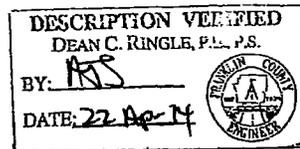
Thence N 03°56'38" E with the common line of said 0.825 acre parcel and said 0.639 parcel in the meanders of Sycamore Run, a distance of 30.00 feet to the True Point of Beginning, containing 0.0468 acres, subject to all easements and documents of record.

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 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.



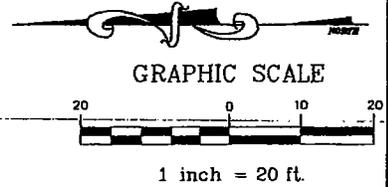
Robert W. Martin 4-22-14
Robert W. Martin Date
P.S. 8114

0-57-HMM
split
0.0468 ac
out of
(025)
263



**RIGHT OF WAY TAKE EXHIBIT
0.0468 ACRES**

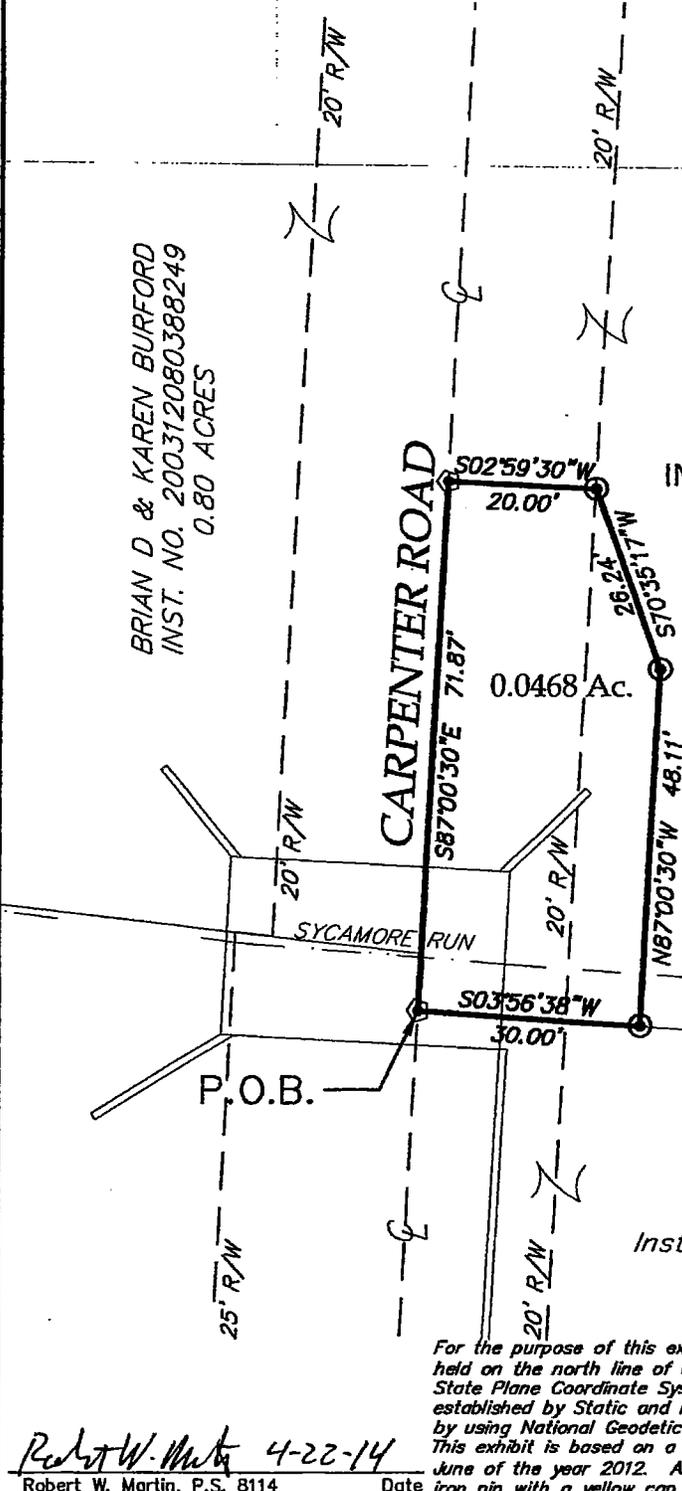
**STATE OF OHIO, FRANKLIN COUNTY, CITY OF GAHANNA
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, U.S.M.L.**



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

MIKE & ALISON CELENTANO
0.825 ACRES
INSTR. NO. 201011030147673

2: CARPENTER CULVERT DRAWINGS, EASEMENTS AND ROW, CARPENTER BRIDGE ROW-EASEMENT 2014, EXTEND TO CLDING - 0. XREFS - PLOTTED BY BO - APR 16, 2014 - 8:51 AM



ROBERT A. RINGS
0.639 ACRES
Instr. No. 201312050200530

- ⊙ = 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

<p align="center">SURVEY EXHIBIT OF A 0.014 ACRE RIGHT OF WAY TAKE OF A 0.825 ACRE PARCEL</p>	<p align="center">Prepared By: TAT WATCON CONSULTING ENGINEERS & SURVEYORS 83 Shull Avenue Gahanna, Ohio 43230 Ph. (614) 414-7979</p>
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DRAWN BY: JGL	SCALE: 1" = 20'	DATE: 4/14/2014
CHECKED BY: RWM	PROJECT NAME: CARPENTER ROAD	SHEET NO. 1 OF 1