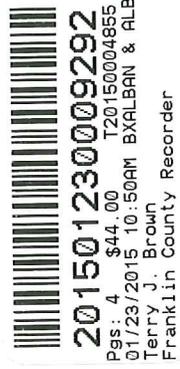




010031
TRANSFERRED

JAN 23 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: George R. Bright, Jr., unmarried, the Grantor(s) herein, in consideration of the sum of \$5,588.00, to be paid by the City of Gahanna, the Grantee herein, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to said Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 1-WD
Carpenter Road Bridge Project

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Franklin County Current Tax Parcel No. 025-000251-00
Prior Instrument Reference: OR 29903 Page #C09, Franklin County Recorder's Office.

And the said Grantor(s), for himself and his successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that he the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that the Grantee decides not to use the property conveyed herein for the above-stated purpose, the Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase will be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated or acquired by Grantee.

IN WITNESS WHEREOF George R. Bright, Jr., unmarried, has hereunto set his hand on the 13th day of December, 20 14.


GEORGE R. BRIGHT, JR.

STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED that on the 13th day of December, 20 14, before me the subscriber, a Notary Public in and for said state and county, personally came the above named George R. Bright, Jr., unmarried, who acknowledged the foregoing instrument to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



MARK A FEDERER
Notary Public
In and for the State of Ohio
My Commission Expires
September 23, 2017



NOTARY PUBLIC

My Commission expires: _____

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 10-27-14
Robert W. Martin Date
P.S. 8114

N-39-E

SPLIT

81.44 ft Southline

27.40 ft East line

off of South East corner

out of

(CORS)

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.



GRAPHIC SCALE



1 inch = 20 ft.

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

P.O.B.

S06°35'45"W

27.40'

31.02'

0.035 AC.

N87°00'30"W 81.44'

25' R/W

N65°13'12"E 58.93'

20' R/W

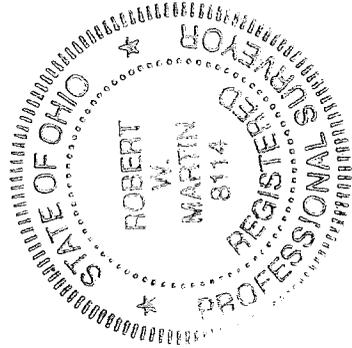
SYCAMORE RUN

CARPENTER RD.

20' R/W

Z:\CARPENTER CULVERT\DRAWINGS\EASEMENTS AND ROW\CARPENTER BRIDGE ROW-EASEMENT 2014 EXTEND TO CL.DWG - 0 XREFS: - PLOTTED BY BO - October 21, 2014 - 10:19 AM

GEORGE R BRIGHT JR
ORV 29903, PG C09



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

Robert W. Martin 10-27-14

Robert W. Martin, P.S. 8114

Date

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.

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

Prepared By:

WATSON

CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY: JGL

SCALE: 1" = 20'

DATE: 10/21/2014

CHECKED BY: RWM

PROJECT NAME: CARPENTER ROAD

SHEET NO. 1 OF 1