

ROAD _____

PAR. NO. _____

**CITY OF GAHANNA
CONTRACT OF SALE AND PURCHASE**

This Agreement entered into on the below date by and between _____

hereinafter called the Owners, hereby agrees to grant, sell, bargain and convey to the City of Gahanna, the following described real estate together with improvements now located thereon:

See attached Exhibit "A"

The City of Gahanna agrees to purchase said real estate and agrees to pay the full sum of \$ _____ 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 _____ and shall deliver said deed to the City at the time of closing and which closing shall occur no later than 45 days after the date hereof and at which closing the City shall pay the aforesaid consideration of \$ _____.

Owner hereby grants to the City, its employees, agents, consulting engineers, contractors and other representative 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 to be necessary to file Complaint in the Court of Common Pleas of Franklin County for the impaneling of a jury to assess the compensation to be paid for the heretofore described real estate, this contract may be introduced in evidence in such proceedings and the amount specified therein 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 Purchaser, its successors and assigns.

DATE _____

OWNER

CITY OF GAHANNA

EXHIBIT A

DATE _____

Mayor, City of Gahanna

**SANITARY SEWER EASEMENT
0.605 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 20, Section 3, Township 1, Range 16, United States Military Lands, being 0.605 acre of land out of that tract conveyed to Franklin Steel Co. by deed of record in Official Record 04623G15, (all references being to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning at the northeasterly corner of that tract conveyed to Sidney I. and Selma K. Blatt of record in Instrument Number 199812290334952, the northwesterly corner of the Grantor's tract;

thence South 85° 33' 12" East, with the northerly line of the Grantor's tract, a distance of 659.20 feet to the northeasterly corner thereof;

thence South 03° 48' 42" West, with the easterly line of Grantor's tract, a distance of 40.00 feet to a point;

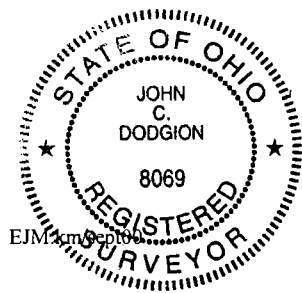
thence North 85° 33' 13" West, across Grantor's tract, a distance of 659.43 feet to a point in the westerly line of the Grantor's tract;

thence North 04° 08' 33" East, with the westerly line of the Grantor's tract, a distance of 40.00 feet to the Point of Beginning and containing 0.605 acre of land, more or less.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

John C. Dodgion 9/29/00

John C. Dodgion
Registered Surveyor No. 8069



EJM:kms:ptb

**TEMPORARY CONSTRUCTION EASEMENT
0.454 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 20, Section 3, Township 1, Range 16, United States Military Lands, being 0.454 acre of land, out of that tract conveyed to Franklin Steel Co. by deed of record in Official Record 04623G15, (all references being to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning at a point in the easterly line of that tract conveyed to Sidney I. and Selma K. Blatt of record in Instrument Number 199812290334952, the westerly line of the Grantor's tract, said point being South 04° 08' 33" West, a distance of 40.00 feet from the northeasterly corner of said Blatt tract;

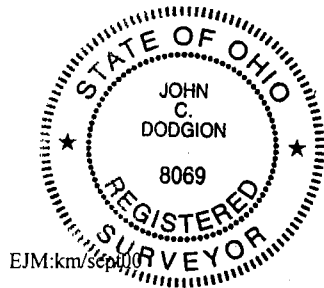
thence South 85° 33' 13" East, across Grantor's tract, a distance of 659.43 feet to a point in the Grantor's easterly line;

thence South 03° 48' 42" West, with the easterly line of Grantor's tract, a distance of 30.00 feet to a point;

thence North 85° 33' 13" West, across Grantor's tract, a distance of 659.60 feet to a point in the westerly line of the Grantor's tract;

thence North 04° 08' 33" East, with westerly line of Grantor's tract, a distance of 30.00 feet to the Point of Beginning, and containing 0.454 acre of land, more or less.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



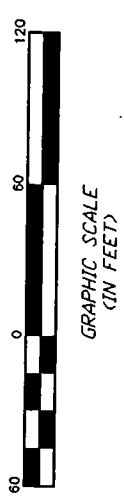
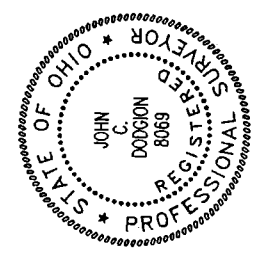
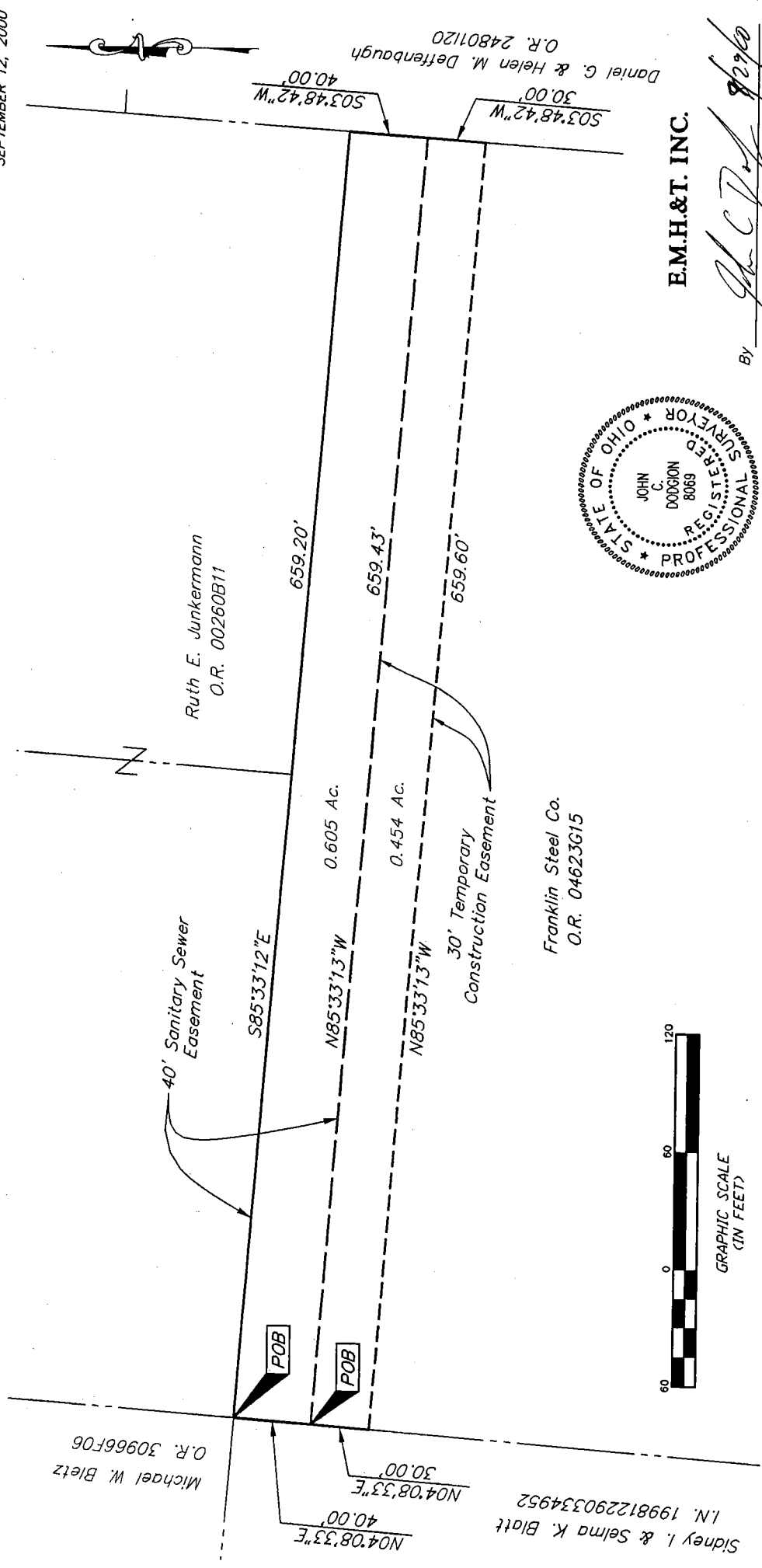
EJM:km/sep10

John C. Dodgion 9/29/00
John C. Dodgion
Registered Surveyor No. 8069

ANNEX INC.
 CONSULTING ENGINEERS & SURVEYORS
 GAHANNA, OHIO 43139

SANITARY SEWER EASEMENT
 LOCATED IN
 LOT 20, SECTION 3, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY LANDS
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

SCALE 1" = 60'
 SEPTEMBER 12, 2000



E.M.H.&T. INC.

By *John C. Dodgion*
 Professional Surveyor No. 8069

SANITARY SEWER EASEMENT
0.678 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 20, Section 3, Township 1, Range 16, United States Military Lands, being 0.678 acre of land out of that tract conveyed to Sidney I. and Selma K. Blatt by deed of record in Instrument Number 199812290334952, (all references being to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning at the northwesterly corner of that tract conveyed to Franklin Steel Co. by deed of record in Official Record 04623G15, the northeasterly corner of the Grantor's tract;

thence South 04° 08' 33" West, with the easterly line of the Grantor's tract, a distance of 40.00 feet to a point;

thence crossing Grantor's tract, the following courses and distances:

North 85° 33' 01" West, a distance of 70.35 feet to a point;

North 77° 12' 39" West, a distance of 319.97 feet to a point;

North 85° 32' 15" West, a distance of 295.60 feet to a point; and

South 54° 08' 07" West, a distance of 4.62 feet to a point in the westerly line of Grantor's tract;

thence North 03° 48' 32" East, with said westerly line, a distance of 37.99 feet to the northwesterly corner thereof;

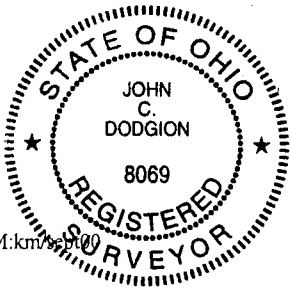
thence with the northerly perimeter of the Grantor's tract, the following courses:

South 85° 32' 15" East, a distance of 542.20 feet to a point;

South 01° 44' 33" West, a distance of 41.40 feet to a point;

South 85° 33' 12" East, a distance of 122.11 feet to the Point of Beginning and containing 0.678 acre of land, more or less.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



EJM:km/9/29/00

John C. Dodgion 9/29/00
John C. Dodgion
Registered Surveyor No. 8069

**TEMPORARY CONSTRUCTION EASEMENT
0.477 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 20, Section 3, Township 1, Range 16, United States Military Lands, being 0.477 acre of land out of that tract of land conveyed to Sidney I and Selma K. Blatt of record in Instrument Number 199812290334952, (all references being to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at a point on the westerly line of that tract conveyed to Franklin Steel Co. by deed of record in Official Record 04623G15, the easterly line of the Grantor's tract, said point being South 04° 08' 33" West, a distance of 40.00 feet from the northwesterly corner of said Franklin Steel tract;

thence South 04° 08' 33" West, with said easterly line, a distance of 30.00 feet to a point;

thence crossing said Grantor's tract, the following courses and distances:

North 85° 33' 09" West, a distance of 72.69 feet to a point;

North 77° 12' 39" West, a distance of 319.98 feet to a point;

North 85° 32' 15" West, a distance of 282.40 feet to a point; and

South 54° 08' 07" West, a distance of 18.49 feet to a point on the westerly line of the Grantor's tract;

thence North 03° 48' 32" East, with said westerly line, a distance of 38.98 feet to a point.

thence crossing Grantor's tract, the following courses and distances:

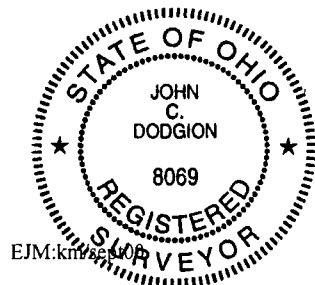
North 54° 08' 07" East, a distance of 4.62 feet to a point;

South 85° 32' 15" East, a distance of 295.60 feet to a point;

South 77° 12' 39" East, a distance of 319.97 feet to a point; and

South 85° 33' 01" East, a distance of 70.35 feet to the Point of Beginning and containing 0.477 acre of land, more or less.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



EJM:kms

John C. Dodgion
Registered Surveyor No. 8069

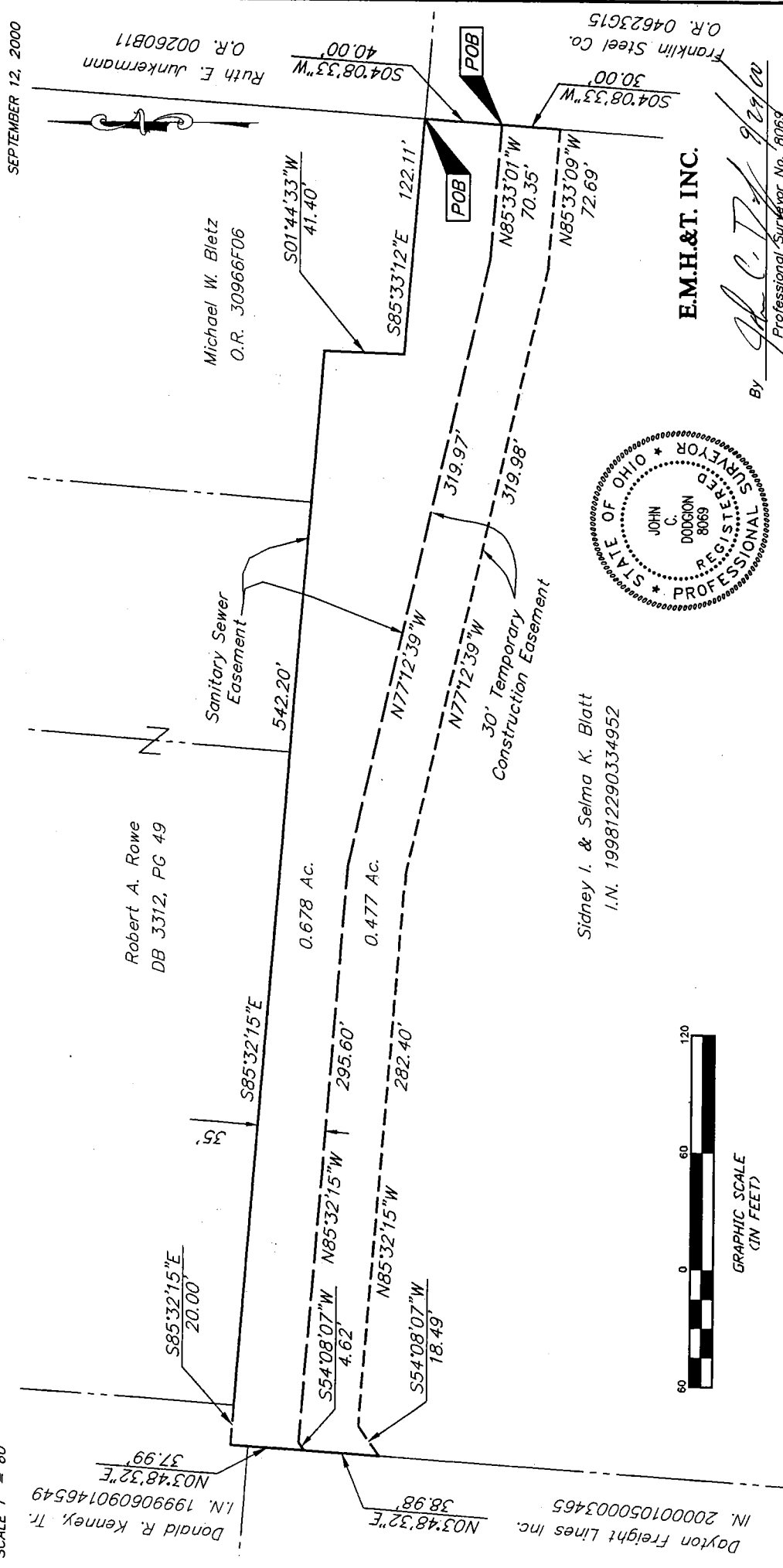
John C. Dodgion 9/29/00

SANITARY SEWER EASEMENT

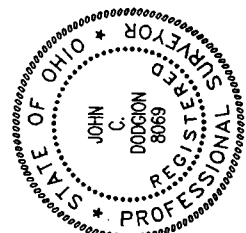
LOCATED IN
 LOT 20, SECTION 3, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY LANDS
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

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 CONSULTING ENGINEERS & SURVEYORS
 INC.
 GAHANNA, OHIO 43139

SCALE 1" = 60'



SEPTEMBER 12, 2000



E.M.H.&T. INC.

BY *John C. Dodson* 9/29/00
 Professional Surveyor No. 8069

Sidney I. & Selma K. Blatt
 I.N. 199812290334952

