

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 **Timothy J. Steiner**, 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 (0.057 acre)

Parcel T (0.019 acre)

See Attachment(s)

Exhibits A, B, & C

(Legal Description)

not
\$ 7,540.00

City agrees to purchase said real estate and agrees to pay the full sum of ~~\$4,540.00~~ 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 ~~\$4,540.00~~ *\$ 7,540.00*

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.

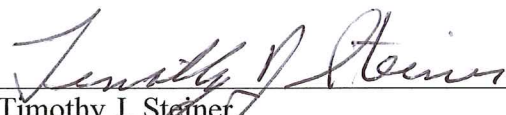
Owner hereby grants to the City, its employees, agents, consulting engineers, contractors and other representatives the right to enter upon and have exclusive possession of the heretofore described real estate.

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 7-25-17


Timothy J. Steiner

CITY OF GAHANNA:

DATE _____

City Engineer

By:


Negotiator

Exhibit A

**SANITARY SEWER EASEMENT
0.057 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 that 1.03 acre tract of land conveyed to Timothy J. Steiner by deeds of record in Instrument Numbers 200003200053804 and 200901210007981, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said 1.03 acre tract and in the centerline of Price Road;

thence South 04° 06' 40" West, with the easterly line of said 1.03 acre tract, a distance of 166.42 feet to the southeasterly corner thereof;

thence North 86° 18' 24" West, with the southerly line of said 1.03 acre tract, a distance of 14.57 feet to a point;

thence North 03° 54' 11" East, crossing said 1.03 acre tract, a distance of 166.46 feet to a point in said centerline;

thence South 86° 08' 20" East, with said centerline, a distance of 15.17 feet, to the *POINT OF BEGINNING*, containing 0.057 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

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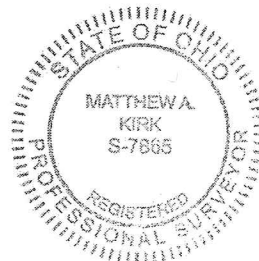


Exhibit B

**TEMPORARY EASEMENT
0.019 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 that 1.03 acre tract of land conveyed to Timothy J. Steiner by deeds of record in Instrument Numbers 200003200053804 and 200901210007981, (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 1.03 acre tract and in the centerline of Price Road;

thence North 85° 03' 20" West, with said centerline, a distance of 15.17 feet to the *TRUE POINT OF BEGINNING*;

thence South 03° 54' 11" West, crossing said 1.03 acre tract, a distance of 166.46 feet to a point in the southerly line thereof;

thence North 86° 18' 24" West, with said southerly line, a distance of 5.00 feet to a point;

thence North 03° 54' 11" East, crossing said 1.03 acre tract, a distance of 166.48 feet to a point in said centerline;

thence South 86° 08' 20" East, with said centerline, a distance of 5.00 feet to the *TRUE POINT OF BEGINNING*, containing 0.019 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

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