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01/23/2015 10:48AM BXALBAN & ALB
Terry J. Brown
Franklin County Recorder

90032
TRANSFERRED

JAN 23 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: ^{Burford} to each other
Brian D/and Karen Burford, married, the
Grantor(s) herein, in consideration of the sum of \$6,691.00, to be paid by the City of Gahanna,
the Grantee herein, do 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): 2-WD

Carpenter Road Bridge Project

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Franklin County Current Tax Parcel No. 025-000275-00

Prior Instrument Reference: 200312080388249, Franklin County Recorder's Office.

And the said Grantor(s), for themselves and their successors and assigns, hereby
covenants with the said Grantee, its successors and assigns, that they the true and lawful
owner(s) of said premises, and lawfully seized of the same in fee simple, and have 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) have 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) decline to repurchase the property; (B) Grantor(s) fail 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 Brian D. and Karen Burford, married, have hereunto set their hands on the 7 day of JANUARY, 20 15.

Brian Burford
BRIAN D. BURFORD, HUSBAND

Karen Burford
KAREN BURFORD, WIFE

STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the 7 day of JANUARY, 20 15 before me the subscriber, a Notary Public in and for said state and county, personally came the above named Brian D. and Karen Burford, married, who acknowledged the foregoing instrument to be their voluntary acts and deeds.

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

Trinity M. Lutz

NOTARY PUBLIC

My Commission expires: 12-16-2017

DESCRIPTION of a 0.0708 acre parcel of land for a Right of Way Take;

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being 0.0708 acre all out of a 0.80 acre parcel conveyed to Brian D. and Karen Burford of record in Instrument Number 200312080388249 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 0.0708 acre right of way take being more fully described herein;

Beginning at a Mag Nail Set at the southwest corner of said 0.80 acre parcel, the centerline of Carpenter Road (Right of Way Varies) and the north line of a 0.825 acre parcel conveyed to Mike and Alison Celentano of record in Instrument Number 201011030147673;

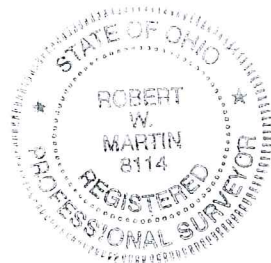
Thence N 06°35'45" E with the west line of said 0.80 acre parcel, with the meanders of Sycamore Run, also being the east line of said Lot 31 of said E.R. Linter's Addition, a distance of 52.45 feet to an iron pin set;

Thence across said 0.80 acre parcel, the following 3 courses

- 1) S 86°47'54" E a distance of 19.12 feet to an iron pin set;
- 2) S 62°18'08" E, a distance of 53.29 feet to an iron pin set;
- 3) S 01°49'20" W, a distance of 30.01 feet to a mag nail set on the south line of said 0.80 acre parcel, the north line of said 0.825 acre parcel and the centerline of said Carpenter Road;

Thence N 87°00'30" W with the south line of said 0.80 acre parcel, the north line of said 0.825 acre parcel and the centerline of said Carpenter Road, a distance of 71.44 feet to the True Point of Beginning, containing 0.0708 acres of which 0.032 acres lie in the Present Right of Way Occupied (PRO), subject to all easements and documents of record.

For the purpose of this description and 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 10-27-14
Robert W. Martin Date
P.S. 8114

0-57-HMM

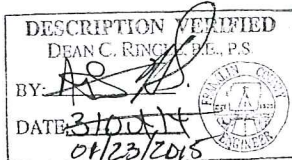
split

0.0708 acre

out of

(025)

275



RIGHT OF WAY TAKE EXHIBIT

0.0708 ACRES

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

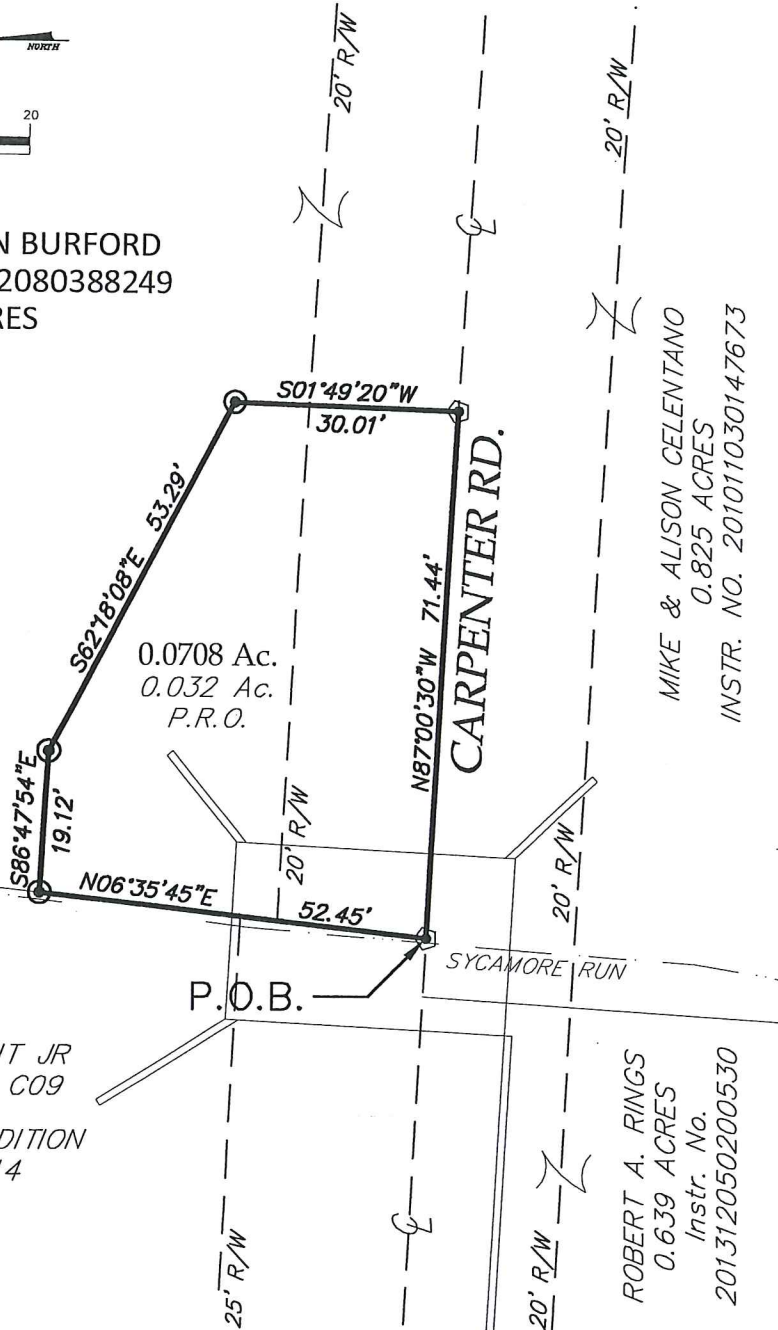


GRAPHIC SCALE



1 inch = 20 ft.

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



0.0708 Ac.
0.032 Ac.
P.R.O.

CARPENTER RD.

MIKE & ALISON CELENTANO
0.825 ACRES
INSTR. NO. 201011030147673

ROBERT A. RINGS
0.639 ACRES
Instr. No. 201312050200530

GEORGE R BRIGHT JR
ORV 29903, PG C09
E.R. LINTNER'S ADDITION
P.B. 21, PG. 14

31

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

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

Prepared By:

TAT
WATCON
VV

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

SURVEY EXHIBIT OF A
0.038 ACRE RIGHT OF WAY
TAKE OF A 0.80 ACRE PARCEL

DRAWN BY: JGL

SCALE: 1" = 20'

DATE: 10/21/2014

CHECKED BY: RWM

PROJECT NAME: CARPENTER ROAD

SHEET NO. 1 OF 1