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TRANSFERRED

JAN 23 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201501230009290
Pgs: 4 \$44.00 T20150004855
01/23/2015 10:48AM BXALBAN & ALB
Terry J. Brown
Franklin County Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Brian D/Burford to each other 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.

Trishy 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;

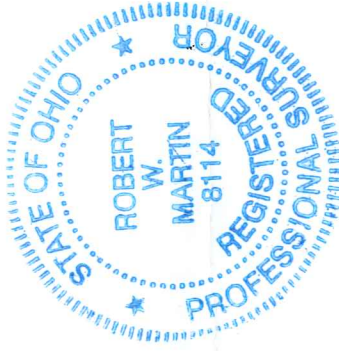
Thence N 06°35'45" E with the west line of said 0.80 acre parcel, with the meanders of Sycamore Run, also being the east line of said Lot 31 of said E.R. Linter's Addition, a distance of 52.45 feet to an iron pin set;

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-HKH

split

0.0708 acre

outlet

(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.

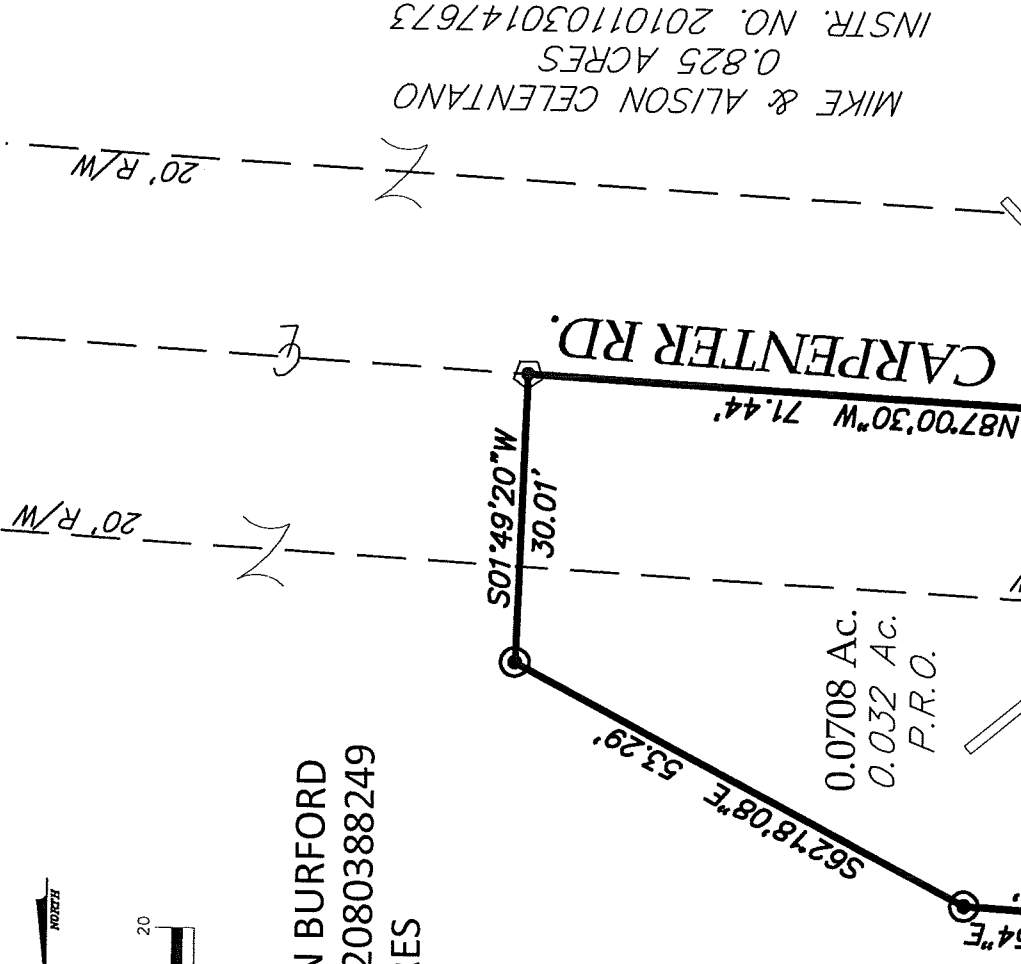
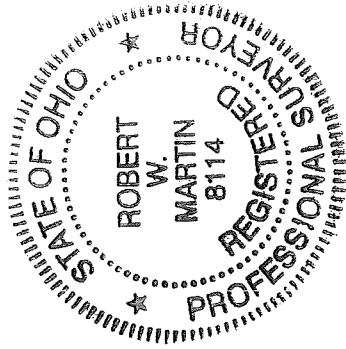


GRAPHIC SCALE



1 inch = 20 ft.

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



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

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 steel iron pin with a yellow cap inscribed P.S. 8114.

Robert W. Martin, P.S. 8114
Date iron pin with a yellow cap inscribed P.S. 8114.

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

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

DRAWN BY: JGL

CHECKED BY: RWM

SCALE: 1" = 20'

PROJECT NAME: CARPENTER ROAD

DATE: 10/21/2014

SHEET NO. 1 OF 1