

TRANSFERRED

JAN 23 2015

CLARENCE E. MINGO II
AUDITOR

FRANKLIN COUNTY, OHIO



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Michael/and Alison Celentano, married, the Grantor(s) herein, in consideration of the sum of \$2,205.00, 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): 3-WD

Carpenter Road Bridge Project

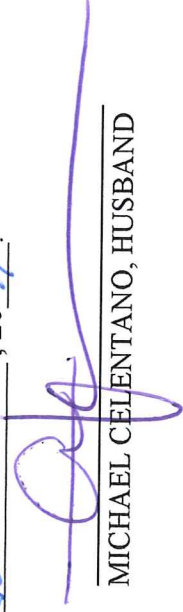
SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Franklin County Current Tax Parcel No. 025-000263-00
Prior Instrument Reference: 201011030147673, Franklin County Recorder's Office.

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 Michael and Alison Celentano, married, have hereunto set their hands on the 23 day of December, 20 14.


MICHAEL CELENTANO, HUSBAND


ALISON CELENTANO, WIFE

STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the 23 day of Dec., 20 14, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Michael and Alison Celentano, 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.



NOTARY PUBLIC

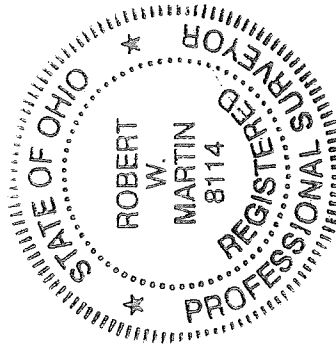
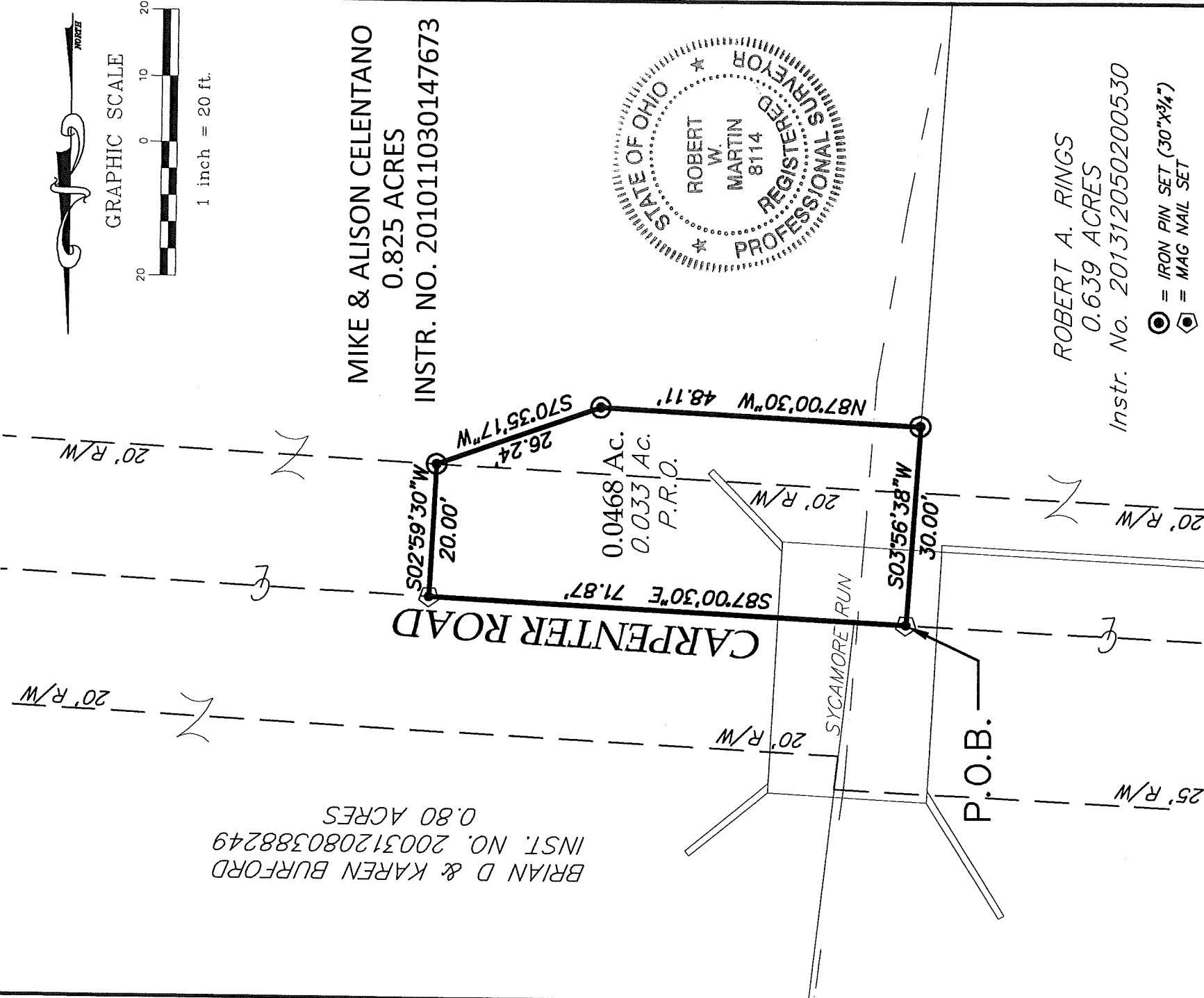
My Commission expires: 12-16-2017

RIGHT OF WAY TAKE EXHIBIT
0.0468 ACRES

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

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

MIKE & ALISON CELENTANO
0.825 ACRES
INSTR. NO. 201011030147673



ROBERT A. RINGS
0.639 ACRES
Instr. No. 201312050200530

⊙ = 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 10-27-14

SURVEY EXHIBIT OF A 0.014 ACRE RIGHT OF WAY TAKE OF A 0.825 ACRE PARCEL		Prepared By: WATCON 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

DESCRIPTION of a 0.0468 acre parcel of land for a Right of Way Take;

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being 0.0468 acres all out of a 0.825 acre parcel conveyed to Mike and Alison Celentano of record in Instrument Number 201011030147673 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 0.0468 acre right of way take being more fully described herein;

Beginning at an mag nail set in the centerline of Carpenter Road (Right of Way Varies) at the northwest corner of said 0.825 acre parcel, also being the northeast corner of a 0.639 acre parcel conveyed to Rollin A. Rings of record in Instrument Number 201312050200530;

Thence S 87°00'30" E with the centerline of said Carpenter Road, the north line of said 0.825 acre parcel and the south line of a 0.800 acre parcel of land conveyed to Brian D. and Karen Burford of record in Instrument Number 200312080388249, a distance of 71.87 feet to a mag nail set;

Thence across said 0.825 acre parcel, the following 3 courses

- 1) S 02°59'30" W a distance of 20.00 feet to an iron pin set on the southerly Right of Way of said Carpenter Road;
- 2) S 70°35'17" W, a distance of 26.24 feet to an iron pin set;
- 3) N 87°00'30" W, a distance of 48.11 feet to an iron pin set on the west line of said 0.825 acre parcel, also being the east line of said 0.639 acre parcel;

Thence N 03°56'38" E with the common line of said 0.825 acre parcel and said 0.639 parcel in the meanders of Sycamore Run, a distance of 30.00 feet to the True Point of Beginning, containing 0.0468 acres of which 0.033 acres lie in Present Right of Way Occupied (PRO), 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 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

0-57-4444
split
0.0468 acre
out of
LO25
263

