

Project Name: Price Road Sanitary Sewer
Parcel No.: 1

ORD-0058-2017
EXHIBIT C

CITY OF GAHANNA

CONTRACT OF SALE AND PURCHASE

This Agreement is entered into on the below date by and between **Ken Hughes**, 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 1-S (0.581 acre)

Parcel 1-T (0.084 acre)

Parcel 1-T2 (0.029 acre)

See Attachment(s) *Exhibits A, B, C, D, & E*
(Legal Description)

MAF
\$ 46,917.00
City agrees to purchase said real estate and agrees to pay the full sum of ~~\$39,417.00~~ 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 ~~\$39,417.00~~. *\$ 46,917.00* *MAF*

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.

DATE

7/25/17

OWNER(S):


Ken Hughes

CITY OF GAHANNA:

DATE

City Engineer

By:

Negotiator

Exhibit A

**SANITARY SEWER EASEMENT
0.581 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 Lot 10 of a survey by G.E. Evans, P.S. 483, dated August, 1947, on file with the Franklin County Engineer's Office, as conveyed to Ken Hughes by deed of record in Instrument Number 201311270197269, (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 northwesterly corner of said Lot 10;

thence South 85° 03' 20" East, with the northerly line of said Lot 10, a distance of 40.97 feet to a point;

thence crossing said Lot 10 the following courses and distances:

South 04° 59' 55" West, a distance of 359.24 feet to a point;

South 03° 50' 08" West, a distance of 166.66 feet to a point; and

North 80° 24' 56" East, a distance of 209.61 feet to a point in the easterly line thereof;

thence South 04° 15' 40" West, with said easterly line, a distance of 20.60 feet to a point;

thence crossing said Lot 10 the following courses and distances:

South 80° 24' 56" West, a distance of 211.51 feet to a point;

South 03° 50' 28" West, a distance of 7.30 feet to a point; and

North 85° 03' 42" West, a distance of 35.79 feet to a point in the westerly line thereof;

thence North 04° 15' 40" East, with said westerly line, a distance of 554.29 feet to the *POINT OF BEGINNING*, containing 0.581 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

23 MARCH 14

Date

MAK:sg
0_581 ac Hughes 20150087-VS-ESMT-SSWR-N-09.doc

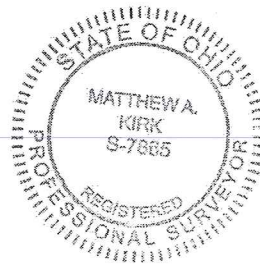


Exhibit B

**TEMPORARY EASEMENT
0.084 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 Lot 10 of a survey by G.E. Evans, P.S. 483, dated August, 1947, on file with the Franklin County Engineer's Office, as conveyed to Ken Hughes by deed of record in Instrument Number 201311270197269, (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 northwesterly corner of said Lot 10;

thence South 85° 03' 20" East, with the northerly line of said Lot 10, a distance of 40.97 feet to the *TRUE POINT OF BEGINNING*;

thence South 85° 03' 20" East, with said northerly line, a distance of 5.00 feet to a point;

thence crossing said Lot 10 the following courses and distances:

South 04° 59' 55" West, a distance of 359.19 feet to a point;

South 03° 50' 08" West, a distance of 160.28 feet to a point; and

North 80° 24' 56" East, a distance of 204.50 feet to a point in the easterly line thereof;

thence South 04° 15' 40" West, with said easterly line, a distance of 5.15 feet to a point;

thence crossing said Lot 10 the following courses and distances:

South 80° 24' 56" West, a distance of 209.61 feet to a point;

North 03° 50' 08" East, a distance of 166.66 feet to a point; and

North 04° 59' 55" East, a distance of 359.24 feet to the *TRUE POINT OF BEGINNING*, containing 0.084 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

23 March 14

Date

MAK:sg
0_084 ac Hughes 20150087-VS-ESMT-SSWR-N-09.doc

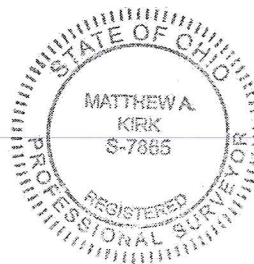


Exhibit C

**TEMPORARY EASEMENT
0.029 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 Lot 10 of a survey by G.E. Evans, P.S. 483, dated August, 1947, on file with the Franklin County Engineer's Office, as conveyed to Ken Hughes by deed of record in Instrument Number 201311270197269, (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 northwesterly corner of said Lot 10;

thence South 04° 15' 40" West, with the westerly line of said Lot 10, a distance of 554.29 feet to the *TRUE POINT OF BEGINNING*;

thence crossing said Lot 10 the following courses and distances:

South 85° 03' 42" East, a distance of 35.79 feet to a point;

North 03° 50' 28" East, a distance of 7.30 feet to a point; and

North 80° 24' 56" East, a distance of 211.51 feet to a point in the easterly line thereof;

thence South 04° 15' 40" West, with said easterly line, a distance of 5.15 feet to a point;

thence crossing said Lot 10 the following courses and distances:

South 80° 24' 56" West, a distance of 206.32 feet to a point;

South 03° 50' 10" West, a distance of 8.45 feet to a point; and

North 85° 03' 42" West, a distance of 40.83 feet to said westerly line;

thence North 04° 15' 40" East, with said westerly line, a distance of 5.00 feet to the *TRUE POINT OF BEGINNING*, containing 0.029 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

MAK:sg
0_029 ac Hughes 20150087-VS-ESMT-SSWR-N-09.doc

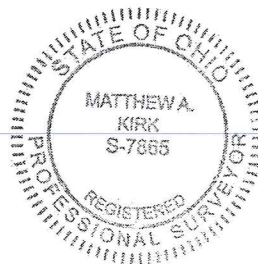
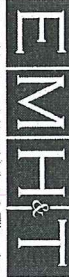


Exhibit D



Ernst, Mechtweit, Hornbless & Tilton, Inc.
5590 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.5466
emht.com

SANITARY SEWER EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 23, 2016

Scale: 1" = 50'

Job No. 2015-0087

MATCH LINE SEE SHEET 2 OF 2

LOT 5

FRED SQUILLANTE
KRISTINE L. GROSS-SQUILLANTE
0.785 AC. (DEED)
O.R. 11908620
P.N. 025-000957

LOT 6

NEIL T. REYNOLDS
0.785 AC. (DEED)
I.N. 200406100134586
I.N. 200704120064163
P.N. 025-000970

LOTS SHOWN HEREON ARE FROM A
SURVEY BY G.E. EVANS, P.S. 483,
DATED AUGUST, 1947 ON FILE WITH THE
FRANKLIN COUNTY ENGINEER'S OFFICE

LOT 7

SCOTT A. MATERNI
0.785 AC. (DEED)
I.N. 200008280172019
P.N. 025-000981

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LINE	BEARING	DISTANCE
L1	S03°50'28"W	7.30'
L2	N85°03'42"W	35.79'
L3	N04°15'40"E	5.00'

TEMPORARY EASEMENT
0.084 AC.

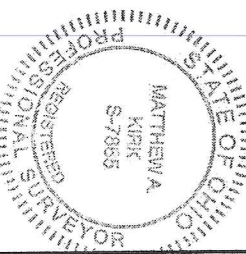
TEMPORARY EASEMENT
0.581 AC.

TEMPORARY EASEMENT
0.029 AC.

KEN HUGHES
4.5 AC. (DEED)
I.N. 201311270197269
P.N. 025-000967

By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

Date 23 March 16



U:\20150087\1000\0487875\BASEMENTS\20150087-16-ENR-SM-H-040106 plotted by CDCR, STVEN on 3/23/2016 9:19:09 AM last saved by SSCRR on 3/23/2016 9:19:03 AM

1/25/16

