

LPA RE 807
Rev. 10/2017

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LPA

TEMPORARY EASEMENT

Tara Nelswonger aka Tara Neiswonger, single, and Kay M. Swift, single, the Grantor(s), in consideration of the sum of \$300.00, to be paid by the City of Gahanna, Franklin County, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 3-T

FRA-HEIL-0.07

SEE EXHIBIT A ATTACHED

Franklin County Current Tax Parcel No. 025-001150-00

Prior Instrument Reference: #200407160164820, Franklin County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is twelve (12) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Tara Nelswonger aka Tara Neiswonger, single, have hereunto set her hand on the. 15 day of Sept, 2020


Tara Nelswonger aka Tara Neiswonger, single


STATE OF OHIO, COUNTY OF Franklin ss:

BE IT REMEMBERED that on the 15 day of Sept, 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Tara Nelswonger aka Tara Neiswonger, who acknowledged the foregoing instrument to be her voluntary act and deed.

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



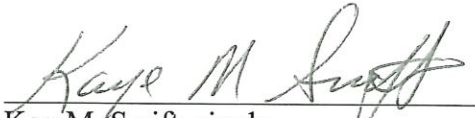
JUSTIN KLISH
Notary Public, State of Ohio
My Comm. Expires 09/29/2020
Recorded in Franklin County


NOTARY PUBLIC
My Commission expires: 9/29/2020

This document was prepared by: or for the City of Gahanna, Franklin County, Ohio

IN WITNESS WHEREOF Kay M. Swift, single, have hereunto set her hand on the.

15 day of Feb, 2020.


Kay M. Swift, single

STATE OF OHIO, COUNTY OF Franklin SS:

BE IT REMEMBERED that on the 15 day of Feb, 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Kay M. Swift who acknowledged the foregoing instrument to be her voluntary act and deed.

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



JUSTIN KLISH
Notary Public, State of Ohio
My Comm. Expires 09/29/2020
Recorded in Franklin County



NOTARY PUBLIC
My Commission expires: 9/29/2020

This document was prepared by: or for the City of Gahanna, Franklin County, Ohio

EXHIBIT A

LPA RX 887 T

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Ver. Date 02/09/2018

PID 106415

**PARCEL 3-T
FRA-HEIL-0.07
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A BRIDGE
FOR 6 MONTHS FROM DATE OF ENTRY BY THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Gahanna, Mifflin Township, Quarter Township 3, Township 1 North, Range 17 West United States Military District Land and being a 0.019 acre parcel out of a 0.540 acre tract of known as Franklin County Auditor's Parcel number 025-001150-00 conveyed to Tara R. Nelswonger and Kay M. Swift (hereafter referred to as "Grantor") by the instrument filed as Instrument Number 200407160164820 (all documents referenced are to the records of Franklin County unless otherwise stated), the said 0.019 acre parcel also being part of Lot 20 of Gahanna Heights No. 2 filed as Plat Book 33, page 62.

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Heil Drive and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Heil Drive and on the Grantor's northeasterly corner, the said point being 30.00 right of station 19+88.86 of the centerline of right-of-way of Heil Drive and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's easterly line, South 23 degrees 09 minutes 19 seconds West for a distance of 37.58 feet to a point being 65.37 feet right of station 19+76.37;

Thence crossing through the lands of the Grantor, North 64 degrees 15 minutes 44 seconds West for a distance of 16.96 feet to a point being 59.00 feet right of station 19+61.00;

Thence continuing through the lands of the Grantor, North 07 degrees 57 minutes 56 seconds West for a distance of 29.63 feet to a point on the said southerly right-of-way line of and on the Grantor's northerly line being 30.00 feet right of station 19+55.00;

EXHIBIT A

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Thence along the said southerly right-of-way line and along the Grantor's northerly line and with a curve to the left, said curve having a central angle of 00 degrees 43 minutes 15 seconds, a radius of 2721.24 feet, an arc length of 34.23 feet, and a long chord which bears South 86 degrees 23 minutes 06 seconds East for a distance of 34.23 feet to the TRUE POINT OF BEGINNING, containing 0.019 acres, more or less, of which 0.000 acres are contained within the present road occupied, resulting in a net take of 0.019 acres out of Franklin County Auditor's Parcel number 025-001150-00.

Prior instrument of record as of this writing recorded as Instrument Number 200407160164820 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2017 through 2018 under his direct supervision.

The bearing for this description are based on Ohio State Plane Coordinated system, South Zone and the North American Datum of 1983 with the 2011 adjustment (NAD83(2011)).

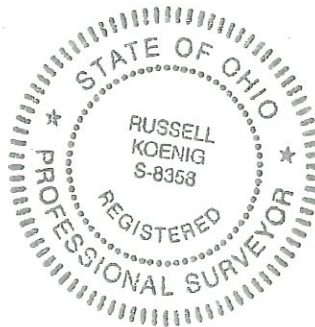
The station referenced herein are from the plans known as "FRA-HEIL-0.07" on file with the City of Gahanna.



Russell Koenig, S-8358

02-09-2018

Date



**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

Tara Neiswonger and Kay M. Swift

COUNTY FRA
ROUTE Heil
SECTION 0.07
PARCEL NO. 3-T
PROJECT I.D. NO. 106415

Subject

Address/Location	Zoning	Utilities	APN		
251 Heil Drive Gahanna, OH 43230	Single Family Residential	All Public	025-001150-00		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.540	Acre	Residential

Comments

This property is located on the south side of Heil Drive, across from the intersection of Milan Drive, immediately west of Sycamore Run, within the City of Gahanna, Franklin County, Ohio. The property is improved with a detached single family residence and related site improvements. The dwelling and unaffected site improvements situated on the subject property have been excluded from this analysis.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
One	351 Cliffview Drive Columbus, OH 43230	Residential	Broker/Agent	4/18/2016
APN(s)		Zoning	Utilities	Sale Price
025-000625-00		Single Family Residential	All Public	\$45,000
				Parcel Size
				0.190 acres
				Unit Value Indication
				\$236,842 / acre

Comments

No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
Two	175 Stonegate Circle Gahanna, OH 43230	Residential	Broker/Agent	2/20/2018
APN(s)		Zoning	Utilities	Sale Price
025-012876-00		Single Family Residential	All Public	\$79,900
				Parcel Size
				0.370 acres
				Unit Value Indication
				\$215,946 / acre

Comments

No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
Three	243 Ballard Drive Gahanna, OH 43230	Residential	Broker/Agent	7/22/2016
APN(s)		Zoning	Utilities	Sale Price
025-001084-00		Single Family Residential	All Public	\$52,000
				Parcel Size
				0.464 acres
				Unit Value Indication
				\$112,069 / acre

Comments

No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
Four	4142 Cherry Bottom Road Gahanna, OH 43230	Residential	Broker/Agent	2/21/2017
APN(s)		Zoning	Utilities	Sale Price
025-004409-00		Single Family Residential	All Public	\$102,000
				Parcel Size
				0.602 acres
				Unit Value Indication
				\$169,435 / acre

Comments

No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.

Overall Comments / Reconciliation

Comments

Regarding land and assuming all other factors being equal, larger parcels typically sell for a lower price per unit than smaller parcels, and parcels with favorable frontage-to-depth ratios will typically for a higher price per unit than parcels with ratios less favorable. A property's zoning determines the legal uses of the site. Topography is another important element of comparison because it impacts the degree of necessary site work, as well as the usability of the finished product. The presence or lack of public utilities makes a property more or desirable, and accordingly, valuable.

The sale values indicate a range of \$112,069 / acre to \$236,842 / acre. Each sale is relevant to the analysis due to its similar highest and best use as vacant. All of the land sales are located in the City of Gahanna. Each sale has been included as they represent a sale of a lot in an older, established neighborhood, like the subject parcel. Considering all indicators and the differences that exist between the Sales and the subject property, a value of \$157,407 / acre is concluded.

Reconciled Value:

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
3-T	0.019 acres	N/A	12 months	\$157,407 / acre		\$300.00
Total:						\$300.00

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

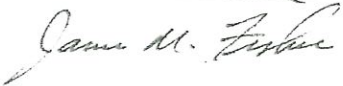

Parcel # Suffix	Description	Cost to Cure
N/A	N/A	
Total:		\$0.00

Preparers Conclusion

Comments

Total Estimated Compensation:

FMVE Conclusion	
Comments	
Total FMVE: \$300.00	

Signatures	
Signature	Signature
	
Typed Name: James M. Fisher	Typed Name: D. Grant Crawford
Title: Project Manager	Title: Director of Public Service and Engineering
Date: 1/14/2020	Date: 1/16/2020

Administration Settlement	
Signature	
Typed Name:	
Title:	
Date:	
FMVE Amount:	
Additional Amount:	
Total Settlement:	\$0.00
<p>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</p>	

REQUIRED ATTACHMENTS
Photographs of the Subject Property The Map of Comparable Sales

TITLE REPORT

C/R/S	FRA-HEIL-0.07
PARCEL	3-T
PID	106415
SJN	467994

INSTRUCTION:

- (1) R.C. 163.01 (C) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." City of Gahanna, Ohio expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgement creditors, etc.
- (2) City of Gahanna, Ohio procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (II)(J) of the Ohio Department of Transportations Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name & Address	Marital Status (Spouse's Name)	Interest
Tara Nelswonger, aka Tara Neiswonger	Single	Fee Simple, Full Interest
Kay M. Swift	Single	

Parcel & Mailing Address:

251 Heil Drive, Gahanna, OH 43230

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: 200407160164820 (Attached)

County of Franklin, State of Ohio, Township of Mifflin

Lot Number 20 of Gahanna Heights No. 2, as recorded in Plat Book 33, Pages 62-63

APN: 025-001150-00 (0.51 ac)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address	Date Filed	Amount & Type of Lien
200407160164823 (Attached) Tara R. Nelswonger and Kay M. Swift, both unmarried To: BMI Federal Credit Union 760 Kinnear Road, Columbus, OH 43212	7/16/2004	\$143,000 mortgage
201009280126086 (Attached) Tara R. Nelswonger and Kay M. Swift, both unmarried To: CitiMortgage, Inc. 1000 Technology Drive, O'Fallon, MO 63368-2240	9/28/2010	\$124,000 mortgage

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None Found

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County:	Franklin	Township:	Mifflin	School District:	Gahanna Jefferson CSD
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AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes – ½ year
				\$2,313.81 — first half 2017
025-001150-00	\$73,300	\$127,400	\$200,700	pd \$2,521.04, 1st ½ 19 due

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:

This Title Report covers the time period from 7/1/1964 to 7/12/2018. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 3-T and presently standing in the name of Tara R. Nelswonger and Kay M. Swift as the same are entered upon the several public records of Franklin County, Ohio.

Date & Time 7/12/2018 7:59 am (am/pm)

Signed Iain Crouch

Print Name Iain Crouch

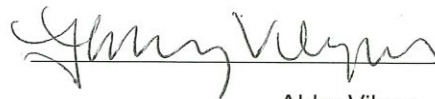
UPDATE TITLE BLOCK

This Title Report covers the time period from 7/12/2018 to 1/10/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 3-T and presently standing in the name of Tara R. Nelswonger and Kay M. Swift as the same are entered upon the several public records of Franklin County, Ohio.

Date & Time 1/10/2020 7:59 AM (am/pm)

Signed

Print Name



Abby Vilyus

Comments from the agent who prepared the Title Update: Title updated to reflect change in owner's name and marital status and updated tax information. No other changes found.