



OHIO DEPARTMENT OF TRANSPORTATION

Mike DeWine, Governor

Jack Marchbanks, Ph.D., Director

District 5

9600 Jacksontown Rd., Jacksontown, OH 43030

740-323-4400

transportation.ohio.gov

LETTER OF TRANSFER

DATE: 5/13/2021

CTY-RTE-SEC: FA1-37-6.10

PID: 110412

RE: Real Estate office personnel picking up Final Pre-Approved Legals from RW staff

Comments: All Parcels legal descriptions
20 72 - Stem Shide Buff

RW Staff Member giving descriptions:

Print Name: Kimber L Heim

Date: 5/13/2021

Real Estate Staff Member receiving descriptions:

Print Name: _____

Date: _____

Excellence in Government

ODOT is an Equal Opportunity Employer and Provider of Services



Letter of Transmittal

To: Mr. Douglas Morgan, PE
ODOT – District 5
9600 Jacksontown Rd.
Jacksontown, OH 43030

Date: September 14, 2020

Reference: FAI-37-06.10 PID 110412

Mead & Hunt Project No.: 3293600-191813.01

Mead & Hunt Phase No.: 5

Client Project/Ref. No.:

Mead & Hunt Project Manager: Michael Ciotola, PE

We are sending you the following items:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Contracts | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Sample: |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Prints | <input type="checkbox"/> Reports | <input checked="" type="checkbox"/> Other: |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Change Order | Transmitted via: | <input checked="" type="checkbox"/> USPS |

Copies	Date	Item Description
25	9/11/2020	Signed Legal Descriptions

These are transmitted as indicated below:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> For approval/review | <input type="checkbox"/> For signature | <input type="checkbox"/> Rejected | <input type="checkbox"/> No exceptions taken |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> As requested | <input type="checkbox"/> Comments attached | <input type="checkbox"/> Note markings |

Comments:

Copy to:

Signature

Steven Scheid, PE, PS

September 14, 2020

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Ver. Date 09/11/20

PID 110412

PARCEL 21-SH FAI-37-06.10 PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 29, Township 16, Range 18, being part of a 230.78 acre parcel conveyed to **LEITNAKER FARMS, LTD**, by Official Record Volume 1160, Page 127, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

Commencing from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northwest corner of a 113.854 acre parcel conveyed to Eichhorn Limited Partnership by Official Record Volume 1477, Page 2270, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256;

Thence South 87 Degrees 18 Minutes 17 Seconds East along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 29 and the southerly line of Section 20, a portion of said line also being the northerly line of said a 6.63 acre parcel conveyed

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to Jeffry D. & Peggy J. Hutchison, by Deed Volume 367, Page 372, a portion of said line also being the southerly line of a 104.20 acre parcel conveyed to Coyote Run II, LLC, by Official Record Volume 1650, Page 134, a distance of **1235.71 feet** to the northwest corner of the Grantor, said point also being a northeast corner of said parcel conveyed to Jeffry D. & Peggy J. Hutchison, said point being at Station 38+59.65 of the Centerline of Right of Way of State Route 256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 87 Degrees 18 Minutes 17 Seconds East** along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 29 and the southerly line of Section 20, said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Coyote Run II, LLC, a distance of **290.35 feet** to Station 41+50.00 of the Centerline of Right of Way of State Route 256;
2. **Thence South 02 Degrees 41 Minutes 43 Seconds West** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **30.00 feet** to an iron pin set on the existing - southerly Right of Way line of State Route 256, said pin being 30.00 feet right of Station 41+50.00 of the Centerline of Right of Way of State Route 256;
3. **Thence South 89 Degrees 44 Minutes 36 Seconds West**, a distance of **291.27 feet** to an iron pin set on the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to Jeffry D. & Peggy J. Hutchison, said pin being 45.00 feet right of Station 38+59.12 of the Centerline of Right of Way of State Route 256;
4. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to Jeffry D. & Peggy J. Hutchison, a distance of **45.00 feet** to the **Principle Point of Beginning** and enclosing 0.250 acres, more or less of which the present road occupies 0.200 acres, resulting in a net take of 0.050 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261700;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

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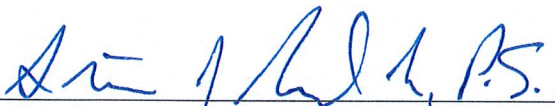
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Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2019 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of State Route 256, as found on Right of Way Plan FAI-37-06.10.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 11, 2020 from a survey made in January, 2019.


Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
September 11, 2020

