

PLAN LETTER ATTACHMENT

FAI - SR 37 - 6.10

002-SH1, SH2

Date of offer: 2/8/2021

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the Department of Transportation or its representatives.

This project includes the widening of 1.2 miles of roadway at the SR-37 and SR-256 intersection by providing a left-turn lane of each approach and reconstruction of the existing traffic signals.

The existing and proposed right of way shall be referenced from the centerline of right of way.

The real property needed for the FAI - SR 37 - 6.10 project requires the acquisition of only a part of your property. The agency needs to acquire from your parcels 002-SH1, SH2. The acquisition is further explained as follows.

Parcel 002 SH1 begins at STA 9 + 00.00 on SR 256 30.00 feet RT of centerline from this point acquisition boundary extends 606.51 feet to STA 15 + 05.94 which is 55.00 feet RT of centerline at western boundary of your property returning to STA 15 + 05.94, 29.64 feet RT of centerline at current southern boundary of the existing SH easement along SR 256. This acquisition contains 0.607 acres which includes 0.417 of PRO leaving a net take of 0.190 acres.

This proposed acquisition begins along the northern property boundary and runs parallel with Baltimore-Somerset Rd (SR 256). The proposed acquisition starts on the western border extending the length of your property ending at shared boundary between your property and Betty Joan Sakas. The proposed acquisition is irregular in shape increasing in width from 0 to 25 feet and shaded in blue on the right of way plans. The existing PRO is colored in yellow.

Parcel 002 SH2 begins at STA 18 + 05.94 on SR 256 centerline travels south 70.00 feet RT of centerline, thence the boundary travels east 754.06 feet to a shared point on the boundary at SR 256 STA 25 + 60.00, 70.00 feet RT of centerline and STA 17 + 64.75 on SR 37 63.89 feet RT of centerline. From this point travel southeast 39.23 feet to STA 17 + 45.00, 230.00 LT of SR 37 centerline. This point is at the current SH easement

boundary. To close the acquisition, the boundary continues to STA 17 + 78.59 which is 30.04 feet LT of centerline. This acquisition contains 1.496 acres which includes 0.775 of PRO leaving a net take of 0.721 acres.

This proposed acquisition begins at the western property boundary and runs parallel with Baltimore-Somerset Rd (SR 256). The proposed acquisition width is average 40 feet which is consistent for the length of the property. The proposed acquisition is irregular in shape and shaded in blue on the right of way plans. The existing PRO is colored in yellow.

Structures, Improvements and Tenant-Owned Improvements

There are no structures, improvements or Tenant-Owned improvements affected by this project.

Drives

There are no drives affected by this project.

New Pavement/Grade/Swale

The grade of the road will be consistent with the current grade specifically the centerline to the edge of the east bound lane will have a grade of 1.60%, the white line to the edge of pavement will have a 4.00% grade, the edge of the pavement to the edge of the gravel will have a 8.00% grade.

The swale will have a 4:1 ratio fore slope, 2-foot bottom and a 2:1 ratio back slope.

Drainage

There are no drainage changes associated on your property. Ditch and Slope Erosion Protection will be installed in the new SH easement.

Fencing

NA

Items that will have to be moved or destroyed

There are no items to be moved or destroyed.

Field Tiles

The Department has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee

that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

There are no Cost to Cure Items.

Encroachments

There are no encroachments on your property.

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the local District Office of the Ohio Department of Transportation.

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PID 110412

**PARCEL 2-SH1
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 30, Township 16, Range 18, being part of a 62.33 acre parcel conveyed to **WAGNER RENTALS, LLC**, by Official Record Volume 1434, Page 2871, and being more particularly described below:

Being a parcel of land lying left 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 northeast corner of the a 6.91 acre parcel conveyed to the Grantor by Original Record Volume 1434, Page 2868, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, 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 the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline

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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 North 87 Degrees 18 Minutes 17 Seconds West along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, a portion of said line being the northerly line of the Grantor, a portion of said line being the southerly line of said parcel conveyed to MAC'S CONVENIENCE STORES LLC, a portion of said line also being the northerly line of a 2.62 acre parcel conveyed to Betty Joan Sakas by Official Record Volume 1120, Page 596, a portion of said line also being the southerly line of a 81.06 acre parcel conveyed to DONALD L. KULL, TRUSTEE and MARILYN J. KULL, TRUSTEE, OF THE KULL FAMILY TRUST AGREEMENT, DATED OCTOBER 26, 2016, by Official Record Volume 1751, Page 1628, a distance of **1118.00 feet** to a northeast corner of the Grantor, said point also being the northwest corner of said parcel conveyed to Betty Joan Sakas, said point also being Station 15+05.94 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 03 Degrees 20 Minutes 03 Seconds West** along a eastern line of the Grantor, said line also being the western line of said parcel conveyed to Betty Joan Sakas, a distance of **55.00 feet** to an iron pin set, said point being 55.00 feet right of Station 15+05.94 of the Centerline of Right of Way of State Route 256;
- 2. Thence North 86 Degrees 39 Minutes 57 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **55.94 feet** to an iron pin set 55.00 feet right of Station 14+50.00 of the Centerline of Right of Way of State Route 256;
- 3. Thence North 84 Degrees 03 Minutes 48 Seconds West**, a distance of **550.57 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 9+00.00 of the Centerline of Right of Way of State Route 256;
- 4. Thence North 03 Degrees 20 Minutes 03 Seconds East** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **30.00 feet** to the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, said line also being the northerly line of the Grantor, said line also being the southerly of a 66.00 acre parcel conveyed to Dale Louis Klamfoth, Sr. and Kathleen Klamforth, CO-TRUSTEES, The Dale Louis Klamfoth, Sr. and Kathleen Klamfoth Revocable Living Trust, Dated the 15th day of September, 2003, said point being at Station 9+00.00 of the Centerline of Right of Way of State Route 256;
- 5. Thence South 86 Degrees 39 Minutes 57 Seconds East** along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of

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Section 19, said line also being the northerly line of the Grantor, a portion of said line being the southerly line of said parcel conveyed to the Klamforth Revocable Living Trust, a portion of said line being the southerly line of a 2.75 acre parcel conveyed to Ruth Ann Taylor by Official Record Volume 604, Page 735, a portion of said line also being the southerly line of said parcel conveyed to the Kull Family Trust Agreement, a distance of **605.94 feet** to the **Principle Point of Beginning** and enclosing 0.607 acres, more or less of which the present road occupies 0.417 acres, resulting in a net take of 0.190 acres;

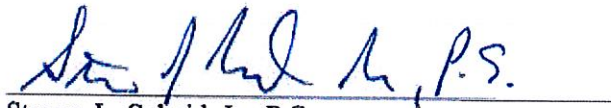
The above described area is all within Fairfield County Permanent Parcel Number 0490263400;

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.

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



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PID 110412

**PARCEL 2-SH2
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 30, Township 16, Range 18, being part of a 62.33 acre parcel conveyed to **WAGNER RENTALS, LLC**, by Official Record Volume 1434, Page 2871, and a 6.91 acre parcel conveyed by Official Record Volume 1434, Page 2868, and being more particularly described below:

Being a parcel of land lying left 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:

Beginning 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 northeast corner of the a 6.91 acre parcel conveyed to the Grantor by Original Record Volume 1434, Page 2868, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, 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 the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline

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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, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 03 Degrees 22 Minutes 29 Seconds West** along the Centerline of Right of Way of State Route 37, said line also being the easterly line of Section 30 and westerly line of Section 29, said line also being the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Eichhorn Limited Partnership, a distance of **321.75 feet** to a southeastern corner of the Grantor, said point also being the northeast corner of a 3.099 acre parcel conveyed to Heather Mae Warner by Official Record Volume 1667, Page 2868, said point being at Station 15+13.05 of the Centerline of Right of Way of State Route 37;
2. **Thence North 86 Degrees 42 Minutes 48 Seconds West** along a southerly line of the Grantor, said line also being the northerly line of said parcel conveyed to Heather Mae Warner, a distance of **30.00 feet** to an iron pin set on the existing westerly Right of Way line of State Route 37, said pin being 30.00 feet left of Station 15+13.01 of the Centerline of Right of Way of State Route 37;
3. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the existing westerly Right of Way line of State Route 37, a distance of **231.99 feet** to an iron pin set 30.00 feet left of Station 17+45.00 of the Centerline of Right of Way of State Route 37;
4. **Thence North 56 Degrees 23 Minutes 15 Seconds West**, a distance of **39.23 feet** to an iron pin set, said point being 63.89 feet left of Station 17+64.75 of the Centerline of Right of Way of State Route 37, said point also being 70.00 feet right of Station 25+60.00 of the Centerline of Right of Way of State Route 256;
5. **Thence North 86 Degrees 39 Minutes 57 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **754.06 feet** to an iron pin set on a westerly line of the Grantor, said line also being the easterly line of a 2.62 acre parcel conveyed to Betty Joan Sakas by Official Record Volume 1120, Page 596, said pin being 70.00 feet right of Station 18+05.94 of the Centerline of Right of Way of State Route 256;
6. **Thence North 03 Degrees 20 Minutes 03 Seconds East** along a westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to Betty Joan Sakas, a distance of **70.00 feet** to the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, said line also being the southerly line of a 81.06 acre parcel conveyed to DONALD L. KULL, TRUSTEE and MARILYN J. KULL, TRUSTEE, OF THE KULL FAMILY TRUST AGREEMENT, DATED OCTOBER 26, 2016, by Official Record Volume 1751, Page 1628, said point being

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northwestern corner of the Grantor, said point being the northeast corner of said parcel conveyed to Betty Joan Sakas, said point being at Station 18+05.94 of the Centerline of Right of Way of State Route 256;

7. Thence South 86 Degrees 39 Minutes 57 Seconds East along Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, said line also being the northerly line of the Grantor, a portion of said line also being the southerly line of said parcel conveyed to the Kull Family Trust Agreement, a portion of said line being the southerly line of said parcel conveyed to MAC'S CONVENIENCE STORES LLC, a distance of **818.00 feet** to the **Principle Point of Beginning** and enclosing 1.496 acres, more or less of which the present road occupies 0.775 acres, resulting in a net take of 0.721 acres;

The above described area contains 0.206 acres of land, more or less, of which the present road occupies 0.088 acres of land, more or less, within Fairfield County Permanent Parcel Number 0490263400, and 1.290 acres of land, more or less, of which the present road occupies 0.687 acres of land, more or less, within Fairfield County Permanent Parcel Number 0490263420;

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.

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.

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The Stations referred to herein are from the Centerline of Right of Way of State Route 37 and 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

