



**TRANSFER
NOT NECESSARY**

MAY 27 2021

Jim Aschbacher, Jr.
County Auditor, Fairfield County, Ohio

202100014412
FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
06/02/2021 02:17 PM
EASEMENT 82.00

ODOT RE 214
Rev. 10/2017

TE
State

TEMPORARY EASEMENT

Jeffry D. Hutchison and Peggy J. Hutchison, the Grantor(s), in consideration of the sum of \$262,256.00, to be paid by the State of Ohio, Department of Transportation, does grant, to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 020-T, T2

FAI-037-6.10

SEE EXHIBIT A ATTACHED

Fairfield County Current Tax Parcel No. 0490263200

Prior Instrument Reference: Volume 367, Page 372, Fairfield 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 24 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 property conveyed to Grantee is being acquired for one of the statutory purposes for which the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

IN WITNESS WHEREOF Jeffry D. Hutchison and Peggy J. Hutchison have hereunto set their hands on the 24 day of May 2021.

Jeffry D. Hutchison
JEFFRY D. HUTCHISON

Peggy J. Hutchison
PEGGY J. HUTCHISON

STATE OF OHIO, COUNTY OF FAIRFIELD SS:

The foregoing instrument was acknowledged before me this 24th day of May 2021, by Jeffry D. Hutchison and Peggy J. Hutchison. No oath or affirmation was administered to either Jeffry D. Hutchison or Peggy J. Hutchison with regard to the notarial act.

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

Allison Durant

NOTARY PUBLIC
My Commission

02-02-2025



This form RE 246-I was updated to conform to new notarial language requirements as per Revised Code 147.542.

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

EXHIBIT A

Page 1 of 3

RX 286 T

Rev. 12/16

Ver. Date 09/11/20

PID 110412

**PARCEL 20-T
FAI-37-06.10
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVE AND PERFORM GRADING
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[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 6.63 acre parcel conveyed to **JEFFRY D. & PEGGY J. HUTCHISON**, by Official Record Volume 367, Page 372, 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 being the northerly line of the Grantor, a portion of said line also being the northerly line of said a 3.367 acre parcel conveyed to Lance D. Hutchison and Christina L. Hutchison, by Official Record Volume 1651, Page 3160, 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 **876.06 feet** to Station 35+00.00 of the Centerline of Right of Way of State Route 256;

EXHIBIT A

Page 2 of 3

RX 286 T

Rev. 12/16

Thence South 02 Degrees 41 Minutes 43 Seconds West perpendicular to the Centerline of Right of Way of State Route 256, a distance of **51.10 feet** to the proposed southerly Right of Way line of State Route 256, said point being 51.10 feet right of Station 35+00.00 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 North 86 Degrees 21 Minutes 43 Seconds East** along the proposed southerly Right of Way line of State Route 256, a distance of **55.34 feet** to an iron pin set 45.00 feet right of Station 35+55.00 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 **15.00 feet** to 60.00 feet right of Station 35+55.00 of the Centerline of Right of Way of State Route 256;
3. **Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **55.00 feet** to 60.00 feet right of Station 35+00.00 of the Centerline of Right of Way of State Route 256;
4. **Thence North 02 Degrees 41 Minutes 43 Seconds East** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **8.90 feet** to the **Principle Point of Beginning** and enclosing 0.015 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.015 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490263200;

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.

EXHIBIT A

Page 3 of 3

RX 286 T

Rev. 12/16

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



EXHIBIT A

Page 1 of 3

RX 286 T

Rev. 12/16

Ver. Date 04/20/2021

PID 110412

**PARCEL 20-T2
FAI-37-06.10
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCTION PARKING, USE / THEN REMOVAL OF TWO STORY FRAME
RESIDENCE, USE OF IT'S RELATED FACILITIES AND TREE REMOVAL
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being part of Section 29, Township 16, Range 18, being part of a 6.63 acre parcel conveyed to **JEFFRY D. & PEGGY J. HUTCHISON**, by Deed Volume 367, Page 372, and being more particularly described below:

Being a parcel of land laying 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 thereof:

Beginning at in iron pin to be set by Mead & Hunt associated with the plans FAI-37-06.10, said pin to be located along the proposed permanent highway easement between the subject parcel and property conveyed to Lance D. and Christina L. Hutchison by OR 1651 / 3160, said pin being 55.00 feet right of Centerline Right of Way State Route 256 station 34+64.90 and referenced by an existing iron pin found by Mead & Hunt 21.95 feet right of Centerline Right of Way State Route 256 station 34+65.29;

Thence along the shared line of the subject parcel and said Hutchison parcel, South 03 degrees 22 minutes 29 seconds West, a distance of 37.05 feet to a point 95.05 feet right of Centerline Right of Way State Route 256 station 34+64.90;

Thence crossing the subject parcel, intending to include most of the existing gravel drive, the two-story frame residence and it's related facilities, room for tree and flowerbed removal, the following seven (7) courses:

- 1) South 86 degrees 49 minutes 09 seconds East, 96.45 feet to a point 92.86 feet right of Centerline Right of Way State Route 256 station 35+60.91;
- 2) South 42 degrees 20 minutes 08 seconds East, 22.10 feet to a point 108.48 feet right of Centerline Right of Way State Route 256 station 35+76.54 feet;

EXHIBIT A

Page 2 of 3

Rev. 12/16

RX 286 T

- 3) South 02 degrees 53 minutes 19 seconds West, 26.85 feet to a point 135.33 feet right of Centerline Right of Way State Route 256 station 35+76.45;
- 4) South 87 degrees 09 minutes 58 seconds East, 54.99 feet to a point 135.47 feet right of Centerline Right of Way State Route 256 station 36+31.44;
- 5) North 02 degrees 41 minutes 43 seconds East, 75.47 feet to a point 60.00 feet right of Centerline Right of Way State Route 256 station 36+31.44;
- 6) South 87 degrees 18 minutes 17seconds East, 35.00 feet to a point 60 feet right of Centerline Right of Way State Route 256 station 36+66.44;
- 7) North 02 degrees 41 minutes 43 seconds East, 15.00 feet to a point on the proposed standard highway easement referenced as Parcel 20-SH from plan FAI-37-6.10, said point being 45.00 feet right of Centerline Right of Way State Route 256 station 36+66.44;

Thence along said proposed standard highway easement, North 87 degrees 18 minutes 17 seconds West, 111.45 feet to an iron pin to be set by Mead & Hunt, said pin being 45.00 feet right of Centerline Right of Way State Route 256 station 35+55,

Thence along the temporary easement referenced as Parcel 20-T from plan FAI-37-6.10 the following three (3) courses:

- 1) South 02 degrees 41 minutes 43 seconds West, 15.00 feet to a point 60.00 feet right of Centerline Right of Way State Route 256 station 35+55;
- 2) North 87 degrees 18 minutes 17 seconds West, 55.00 feet to a point 60.00 feet right of Centerline Right of Way State Route 256 station 35+00;
- 3) North 02 degrees 41 minutes 43 seconds East, 8.90 feet to a point on said proposed standard highway easement 20-SH, said point being 51.10 feet right of Centerline Right of Way State Route 256 station 35+00;

Thence along said standard highway easement 20-SH, South 86 degrees 21 minutes 43 seconds West, 35.31 feet to the **Point of Beginning**, containing 0.225 acres more or less of which present road occupies 0.000 acres, resulting in a net take of 0.225 acres;

The above described area is all within Fairfield County Permanent parcel Number 0490263200;

The iron pins to be set by Mead & Hunt are ¾ inch diameter x 30-inch-long rebar with a 2 inch diameter aluminum cap marked ODOT R/W/ Mead & Hunt, Inc 8294. These pins to be set are not under my supervision and this exhibit is made in addition to and in relation to plans prepared for the Ohio Department of Transportation by Mead & Hunt names FAI-37-6.10, PID 110412. The Right of Way plans were signed on 9/11/2020. No research or investigation was made beyond this plan. The exhibit is not the result of a boundary survey and has not been made in accordance with O.A.C. 4733-37.

EXHIBIT A

RX 286 T

The documents used to prepare this description states: 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, PID 110412.

This description was prepared by Luke Walker, P.S. #8701 of The Ohio Department of Transportation and is not a boundary survey or made in accordance with O.A.C. 4733-37. This description is only based on record documents.



Luke Walker, P.S. #8701

4/20/2021

