

80 E21035 15 Colon

To
**EASEMENT
FOR
HIGHWAY PURPOSES
FROM**

Senco Products, Inc.

Address 5574 Wooster Pike
Cincinnati 27, Ohio

TO THE
STATE OF OHIO

S. R. 50 County Hamilton
Section 29.83/30.33

Parcel No. 118-1A - 118-A

TRANSFERRED
FRED J. MORR, County Auditor
Auditor

Received 19
At 10 o'clock M.
Recorded 10
in County
Record of Deeds, Vol. Page
Recorder
Recorder's Fee \$

NOTE

To the County Recorder:

As soon as this easement has been recorded,
it should be returned to the Department of
Highways.

5th Oct 5th 0

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5th Oct 5th 0

Gen. Ind. Sta. Ser. No. 78 p. 336 EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS,

That Senco Products, Inc. Incorporated in Ohio, June 5, 1958

for and in consideration of the sum of **THIRTY TWO THOUSAND FIVE HUNDRED & 00/100-** - - - , the grantor _____

Dollars (\$ 32,500.00) and for other good and valuable considerations to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do as hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, including loss of direct access as hereinafter provided, situated in Hamilton County, Ohio, Village of Fairfax ~~Section~~, Section , Town , Range , and bounded and described as follows:

3215-24

PARCEL NO. 118-14

Being a parcel of land lying on the right side of
the centerline of a survey, made by the Department of Highways, and recorded in
Book 9a, Page 44, of the records of Hamilton County and being
located within the following described points in the boundary thereof:

Beginning at the grantor's southwesterly property corner 522.30 feet right of Station 110+25.50 in the above mentioned centerline of survey; thence northwesterly along the grantor's westerly property line to the grantor's northwesterly property corner 114.90 feet right of Station 112+40.2; thence southeastwardly along the grantor's northerly property line to a point 166.26 feet right of Station 113+35.53; thence southwestwardly to a point 370.00 feet right of Station 111+87 Tangent (Back); thence southwestwardly to a point in the grantor's southerly property line said point being 542.85 feet right of Station 110+69.23; thence northwestwardly along the grantor's southerly property line to the place of beginning and being part of the same premises conveyed to the grantor herein by deeds recorded in Books 2486 and 2710, Pages 332 and 228 of the Deed Records of Hamilton County.

It is understood that the strip of land above described contains .64 acres, more or less, ~~containing~~

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

In consideration of the sum of THIRTY TWO THOUSAND FIVE HUNDRED & 00/100-
Dollars (\$32,500.00), hereinbefore mentioned, it do es hereby
specifically waive and release any and all right or rights of direct access, or
claims thereof, to the present highway improvement to be constructed, or to the
ultimate highway improvement to be constructed in the future, as called for by the
plans herein referred to, and the execution of this conveyance shall act automatic-
ally as a waiver to the State of Ohio in the elimination of any direct access to
said highway either for present or future construction.

118-1A It is further understood and agreed that the consideration for Parcel No. 118-1A, in addition to the limitation of access as provided above, includes compensation for land taken and all damages accruing from the taking of said Parcel No. 118-1A.

11000 *Ex-
Felt*

FRED J.
COUNTY

~~over~~
TRANSFER NOT NECESSARY
FRED J. MORR, County Auditor
ces

Senseo PRODUCTS, INC.

County Auditor

A. L. Juiles Pres.
Secy to the Pres.

Group

FOR INFORMATION ONLY

UNITED STATES ROUTE 50, SECTION 29.83-30.33

PARCEL NO. 118-LA

Situated in Hamilton County, Ohio, Village of Fairfax, Columbia Township, Section 15, Town 4, Fractional Range 2, and being bounded and described as follows:

Beginning at the southwestern corner of Lot No. 10 of the Wooster Industrial Subdivision No. 1 as recorded in Plat Book 79, Pages 49 and 50 of the records of Hamilton County; thence S 83°-39'-10" E (S 88°-54' E Deed) along the southerly line of said Lot No. 10 a distance of 108.23 feet; thence S 14°-10'-38" W a distance of 252.13 feet; thence S 3°-40'-06" W a distance of 194.57 feet to the grantors southerly property line; thence N 87°-43'-48" W (N 87°-53' W Deed) along said property line a distance of 45.83 feet to the grantors southwesterly property corner; thence N 1°-34'-42" E (N 3°-29' E Deed) along the grantors westerly property line a distance of 449.39 feet (450 feet Deed) to the place of beginning and containing 0.64 acres, more or less.

Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

That Senco Products, Inc.

80043215 PAGE 25

....., the Grantor ...,
for and in consideration of the sum of Three Hundred Dollars
Dollars (\$300.00) and for other good and valuable considerations to *it* paid by the

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do *it* hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described, situated in Hamilton County, Ohio, Village of Fairfax ~~XTOWNSHIP~~, Section, Town, Range, and bounded and described as follows:

PARCEL No. 118-A.

Beirz a parcel of land lying on the right side of the centerline of a survey made by the Department of Highways, and recorded in Book 96, Page 47-16, of the records of Hamilton County and being located within the following described points in the boundary thereof:

Being a part of Lot 14 of the Wooster Industrial Subdivision No. 1, recorded in Plat Book 79, Page 49 and 50 of the Plat Records of Hamilton County, Ohio.

Beginning at the grantor's northwesterly property corner at the northwesterly corner of Lot 14, and in the southerly existing right-of-way line of Jonlen Drive said corner being 119.21 feet right of Station 116+17.58 in the above mentioned centerline of survey; thence southeastwardly on a curve to the right along the southerly existing right-of-way line of Jonlen Drive to the northeasterly corner of Lot 14, said corner being 156.45 feet right of Station 116+46.24; thence westwardly to a point in the grantor's westerly property line in the westerly line of Lot 14, said point being 129.00 feet right of Station 116+03.00; thence northeastwardly along the grantor's westerly property line to the place of beginning and being part of the same premises conveyed to the grantor herein by deeds recorded in Books 2892 and 3010 and Pages 518, 253 of the Deed Records of Hamilton County, Ohio.

It is understood that the strip of land above described contains 0.01 acres, more or less, ~~exclusive of the easement which occupies~~ ~~and occupies~~

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

FOR INFORMATION ONLY

UNITED STATES ROUTE 50, SECTION 29.83-30.33

PARCEL NO. 118 A

Situated in Hamilton County, Ohio, Village of Fairfax, Columbia Township, Section 15, Town 4, Fractional Range 2, and being bounded and described as follows:

Being a part of Lot No. 14, of the Wooster Industrial Subdivision No. 1 as recorded in Plat Book 79, Pages 49 and 50, of the Records of Hamilton County.

Beginning at the northwestern corner of Lot No. 14; thence southeastwardly on a curve to the right having a radius of 265 feet for a distance of 50.95 feet along the northerly line of said lot, chord bears S $64^{\circ} - 51' - 46''$ E a distance of 50.87 feet to the northeasterly corner of said lot; thence N $79^{\circ} - 30' - 25''$ W a distance of 51.22 feet to the grantors westerly property line; thence N $19^{\circ} - 12' - 07''$ E (N $9^{\circ} - 17' - 30''$ E Deed) along said property line and along the westerly line of Lot No. 14 a distance of 13.01 feet to the place of beginning and containing 0.01 acres, more or less.

BOOK 3215 PAGE 26

Acknowledgment

(Corporation)

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that it will warrant and defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, said Senko Products, Inc. has caused its corporate name to be subscribed and its corporate seal to be affixed by its president and secretary this 18th day of Sept in the year of our Lord one thousand nine hundred and 58

In presence of:

Calvin Hoover
A. G. Jilte

(Seal)

SENKO PRODUCTS - INC.

By A. G. Jilte Pres.

George T. Kennedy Secy.

THIS INSTRUMENT WAS PREPARED BY
THE OHIO DEPARTMENT OF HIGHWAYS
E. H. JASPER

STATE OF OHIO

Hamilton COUNTY { ss.:

Before me, a Notary Public.

A. G. Jilte, in and for said county, personally appeared president and
George W. Kennedy, secretary, of SENKO Products, Inc., the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such as president and as secretary in behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as such as president and as secretary and the free and corporate act and deed of said SENKO Products, Inc.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Cincinnati, this 18th day of September, 1958.

H. C. Schoenebaum

Notary Public, Hamilton County, Ohio

Commission Expires Sept. 10, 1968 REG. FOR RECORD

90 No. 80 AT 12-06 PM
GLEN L. SMITH, CLERK, HAMILTON COUNTY, OHIO

Channel Change
78 15 Calm
EASEMENT E21032

FOR
HIGHWAY PURPOSES
FROM
Senco Products, Inc.

Address

78/336-C
①

TO THE
STATE OF OHIO

S. P. 50 Hamilton
County
Section 29.83-30.33
Parcel No. 118-X

TRANSFERRED
TRANSFER NOT NECESSARY
19
FRED J. MORR, County Auditor Auditor

Received 19
At o'clock M.
Recorded 19
in County
Record of Deeds. Vol. Page
Recorder.

Recorder's Fee. \$

NOTE
To the County Recorder:
As soon as this easement has been recorded,
it should be returned to the Department of
Highways.

3rd P.S.

AGREEMENT FOR CHANNEL CHANGE

S. H. (R.R. No. 50, Section 22.53-30.33) Hamilton County
 Gen. Ind. St. Ser. No. 78 P 331 ARTICLES OF AGREEMENT APR 26 62 12801 - Dds - 3.00
 These articles of agreement entered into this 18th day of Sept. 19 58
 by Senco Products, Inc. and the Department of Highways,
 State of Ohio, Witnesseth:
 That Senco Products, Inc., for and in consideration
 of the sum of Eighteen Thousand ----- Dollars (\$18,000.00) to ~~at~~
 paid by the State of Ohio, do ~~as~~ hereby grant permission to said State of Ohio to use the hereinafter described portion of the premises for the purpose of excavating and completing a channel change ~~in connection with the above proposed improvement~~; the Grantor further agrees to permit the State of Ohio to perform such maintenance and repair operations on said channel change as may be necessary to protect the highway, and further, the Grantor for the consideration hereinbefore named, release the State of Ohio from and waive all damages of every kind and nature whatsoever arising from or in any manner growing out of the aforesaid channel change or said maintenance and repair operations necessary to protect said highway. The said channel change is to be made on the following described premises: Situated in the State of Ohio, County of Hamilton, Village of Fairfax Township, Section ~~Range~~, and more fully described as follows:

Parcel No. 118-X -

Being a parcel of land lying on the right side of the centerline of a survey, made by Department of Highways, and recorded in Book 90, Page 16, of the records of Hamilton County and being located within the following described points in the boundary thereof:

Beginning at a point in the grantor's northerly property line at its intersection with the southerly property right-of-way line, said point being 166.26 feet right of Station 113+35.53 in the above mentioned centerline of survey; thence southeastwardly along the grantor's northerly property line to a point 194.16 feet right of Station 113+88.78; thence southwardly to a point 201.35 feet right of Station 113+85.18; thence southwestwardly to a point 309.78 feet right of Station 112+78.66 Tangent (Back); thence southwardly to a point 559.15 feet right of Station 111+84.85 Tangent (Back); thence westwardly to a point in the southerly proposed right-of-way line said point being 521.89 feet right of Station 111+08.45 Tangent (Back); thence northwardly along the southerly proposed right-of-way line to a point 370.00 feet right of Station 111+87 Tangent (Back); thence northeastwardly along the proposed right-of-way line to the place of beginning, and containing 0.60 of an acre, more or less.

REC'D FOR TRANSFER

BOOK 3215 PAGE 23

TRANSFER NOT NECESSARY
 FRED J. MORR, County Auditor

ccs

3215-23

'62 APR 2 PM 1:55

— FRED J. MORR
 COUNTY AUDITOR

IN WITNESS WHEREOF, said Senco Products Co. ~~not~~ has caused its corporate name to be subscribed by its President and Secretary, ~~in~~ ~~the~~ ~~the~~ the 18th day of Sept

in the year of our Lord One thousand nine hundred and 58

Signed and sealed in the presence of:

Calvin Hoover
Q. J. Duff

Senco PRODUCTS, INC.

A. G. J. J. Pres
Osborn Tamm Secy

STATE OF OHIO
COUNTY OF Hamilton

1958-61

{ ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named A. G. Dilks PRES. and George W. Kennedy Sec'y who acknowledged that ~~they~~ did sign the foregoing instrument and that the name is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cincinnati, Ohio, this 18th day of September, 1958, A. D. 19 58

H. G. Schoenebaum

H. G. SCHOENEBAUM
Notary Public, Hamilton County, Ohio
My Commission Expires Sept. 10, 1960

DATE OCT 15 1958

1958
PREPARED BY

UNITED STATES ROUTE 50, SECTION 29.83-30.33

PARCEL NO. 118-X

Situated in Hamilton County, Ohio, Village of Fairfax, Columbia Township, Section 15, Town 4, Fractional Range 2 and being bounded and described as follows:

Commencing at the southwesterly corner of Lot No. 10 of the Wooster Industrial Subdivision No. 1 as recorded in Plat Book 79, Pages 49 and 50, of the records of Hamilton County; thence eastwardly along the southerly line of said lot a distance of 108.23 feet to the proposed southerly right of way line of U.S.R. 50, said point being the true place of beginning; thence S $84^{\circ}14'49''$ E along the southerly line of Lot Nos. 10 and 11 of the above mentioned subdivision a distance of 60.11 feet; thence S $22^{\circ}34'32''$ W a distance of 151.99 feet; thence S $1^{\circ}17'59''$ E a distance of 266.43 feet; thence N $85^{\circ}55'02''$ W a distance of 85.00 feet to the proposed southerly right of way line of U.S.R. 50; thence N $3^{\circ}40'06''$ E along said right of way line a distance of 194.57 feet; thence S $14^{\circ}10'38''$ W continuing along said right of way line a distance of 252.13 feet to the place of beginning and containing 0.60 acres, more or less.

REG. FOR RECORD No. 78 APR 26 1962
GILBERT L. SHAVER, RECORDER, HAMILTON COUNTY, OHIO

11-52
Am

ORIGINAL — State Auditor
CC: Highway Auditor
R/W Acquisition Eng.
Examiner, State Auditor
Division Engineer

STATE OF OHIO
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY BILL

TO. Senco Products, Inc. // County Hamilton //
5574 Wooster Pike // S. R. No. 508 //
Cincinnati 27, Ohio // Sec. 29.83 //
29.83/30.33

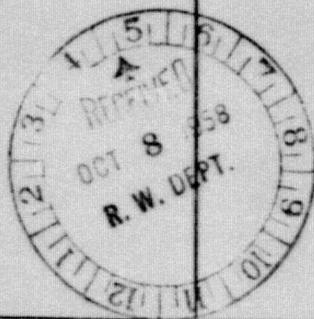
Include Address Job No. 22 08263 (1) September 23 1958

For right of way and limitation of access on S.R. 508, Sec. 29.83.
Hamilton County, Ohio

Amount

\$50,800.00

Wav. 004056
Set. 21, 1958 *W.H.*



10/9/58 4P

ANALYSIS OF ABOVE PAYMENT FOR HIGHWAY RIGHT OF WAY, WHERE APPLICABLE

Parcel Number	118-1A	118-1	118-A				TOTAL
Area (Ac., Sq. Ft.)	.64	.60	.01				<u>1.25</u>
Land	19,200.00	18,000.00	300.00				<u>37,500.00</u>
Fence, Trees, Etc.	100.00						<u>100.00</u>
Buildings							
Dam. to Residue	13,200.00						<u>13,200.00</u>
Total	<u>32,500.00</u>	<u>18,000.00</u>	<u>300.00</u>				<u>50,800.00</u>

The undersigned hereby certify that all supporting documents, including journal entries, deeds, easements, agreements, bills of sale, maps, plans, descriptions, resolutions, court entries, appraisals, memoranda, etc. necessary to substantiate the attached voucher are on file with the Department of Highways and the amount shown does not contain allowance for any item contrary to Ohio law.

Approved 9/23 1958

G. H. Ackerman, PHJ
Division Deputy Director

CLOSED

Approved OCT 13 1958 19

Harold W. Waddell
For the Department of Highways

By *Sue Dennis*

FUNDS CHARGED

M. I. 120-H. B. 475-1958
Encumbrance Number R 20302 Bill Number 84662

OWNER Senco Products, Inc.

PARCEL NUMBER

118LA, 118X, 118A (Revised)

APPRaisal William Edgeman

Parcel No.	118LA	118X	118A	Total
Area (ac.-sq.ft.)	.58	.66	.01	1.25
Land	18,850.00	21,450.00	325.00	40,625.00
Fence-Trees, etc.				
Buildings				
Dam. to Residue	7,150.00			7,150.00
Total	26,000.00	21,450.00	325.00	47,775.00

APPRaisal Albert J. Mayer, Jr.

Parcel No.	118LA	118X	118A	Total
Area (ac.-sq.ft.)	.58	.66	.01	1.25
Land	17,400.00	19,800.00	300.00	37,500.00
Fence-Trees, etc.	50.00			50.00
Buildings				
Dam. to Residue	13,200.00			13,200.00
Total	30,650.00	19,800.00	300.00	50,750.00

APPRaisal Herbert Fast

Parcel No.	118LA	118X	118A	Total
Area (ac.-sq.ft.)	.64	.60	.01	1.25
Land	19,200.00	18,000.00	300.00	37,500.00
Fence-Trees, etc.	100.00			100.00
Buildings				
Dam. to Residue	13,200.00			13,200.00
Total	32,500.00	18,000.00	300.00	50,800.00

RECEIVED

APPRaisal

Parcel No.			<th>Total</th>	Total
Area (ac.-sq.ft.)				
Land				SEP 29 1958
Fence-Trees, etc.				
Buildings				APPRaisal BUR.
Dam. to Residue				
Total				

DEPARTMENTAL DETERMINATION OF TRUE MARKET VALUE OF PROPOSED RIGHT OF WAY

PARCEL NO.	118LA	118X	118A	TOTAL
AREA (AC.-SQ.FT.)	.64	.60	.01	1.25
LAND	19,200.00	18,000.00	300.00	37,500.00
FENCE-TREES, ETC.	100.00			100.00
BUILDINGS				
DAM. TO RESIDUE	13,200.00			13,200.00
TOTAL	32,500.00	18,000.00	300.00	50,800.00

COMMENTS Mayer and Fast used same approach and damaged residue land at 10%, while Edgeman damages residue land at 5%. Recommend Fast appraisal for negotiating figure.

REVISED: Due to change in plans, Parcel 118-LA increased to .64 acres an increase of .06 and parcel 118-X decreased .06 acres to .60 acres. Price remains as originally deposited.

The undersigned
his knowledge has reviewed contours to determine
any item contrary to this line.

CLOSED

AMOUNT FOR NEGOTIATION AND/OR DEPOSIT \$ 50,800.00

Recommended Sept 24 1958Approved 10/1 1958CD Cahill

Reviewing Appraiser

Robert W. Fairman

Chief Review Appraiser