

DATE OCT 15 1958  
APPROVE *[Signature]*  
C/L FB  
INSTRUMENT  
PREPARED BY

70 E21035 15-Colum

**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

**TRANSFER NOT NECESSARY**  
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.

520 PR 500 0

DATE OCT 15 1958  
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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.

520 PR 500 0



KNOW ALL MEN BY THESE PRESENTS:

the grantor

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

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 do 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 ~~Township~~ Section \_\_\_\_\_, Town \_\_\_\_\_, Range \_\_\_\_\_, and bounded and described as follows:

PARCEL NO. 118-LA

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 90, Page 15-16 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 ft 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 114+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 0.64 acres, more or less, ~~and that the same is the property of the United States~~

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 automatically 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.

**Sengo** PRODUCTS, INC.

A. G. Smith Pres.

## Grantor

REC'D FOR TRANSFER

62 APR 2

FRED J. MORRIS  
COUNTY

TRANSFER NOT NECESSARY  
FRED J. MORR, County Auditor

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  $83^{\circ}-39'-10''$  E (S  $88^{\circ}-54'$  E Deed) along the southerly line of said Lot No. 10 a distance of 108.23 feet; thence S  $14^{\circ}-10'-38''$  W a distance of 252.13 feet; thence S  $3^{\circ}-40'-06''$  W a distance of 194.57 feet to the grantors southerly property line; thence N  $87^{\circ}-43'-48''$  W (N  $87^{\circ}-53'$  W Deed) along said property line a distance of 45.83 feet to the grantors southwesterly property corner; thence N  $1^{\circ}-34'-42''$  E (N  $3^{\circ}-29'$  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.BOOK 3215 PAGE 25

....., the Grantor ...

for and in consideration of the sum of Three Hundred DollarsDollars (\$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 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

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 N-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 present road which occupies~~ approximately 0.01 ~~more or less.~~

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 Senco 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. Jilke

(Seal)

SENCO PRODUCTS, INC.

By

A. G. Jilke Pres.  
George W. Kenney Secy.

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

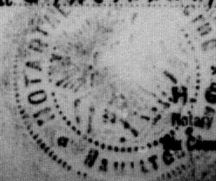
STATE OF OHIO

Hamilton COUNTY ss.:

Before me, a Notary Public,

A. G. Jilke, in and for said county, personally appeared president and  
GEORGE W. KENNEY, secretary, of SENCO 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 SENCO 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. G. SCHOENEBAUM

Notary Public, Hamilton County, Ohio

Commission Expires Sept. 10, 1960

REG. FOR RECORD

No

80

AT

12:06 PM

CLARENCE 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 County Hamilton  
Section 29.83-30.33  
Parcel No. 118-X

**TRANSFERRED**  
**TRANSFER NOT NECESSARY**  
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.

3<sup>00</sup> Ps 3.00



# AGREEMENT FOR CHANNEL CHANGE

S. H. (TWP) No. 50, Section 29.83-30.33 Hamilton County  
 Gen. Ind. Ch. Sur. No. 78 P 331 ARTICLES OF AGREEMENT 12801 - Dds - 3.00  
 These articles of agreement entered into this 19th 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 it  
 paid by the State of Ohio, do es hereby grant permission to said State of Ohio to use the here-  
 inafter described portion of premises for the purpose of excavating and completing a chan-  
 nel change from the centerline of the highway to the right-of-way line in connection  
 with the above proposed improvement; the Grantor further agree 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 opera-  
 tions necessary to protect said highway. The said channel change is to be made on the following de-  
 scribed 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 southwest-  
 wardly to a point 309.78 feet right of Station 112+78.66 Tangent (Back); thence south-  
 wardly 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

ce8

3215-23

'62 APR 2 PM 1:55

FRED J. MORR  
 COUNTY AUDITOR

IN WITNESS WHEREOF, said Senco Products Co. has caused its corporate  
 name to be subscribed by its President and Secretary,  
in the 19th day of Sept  
58, in the year of our Lord One thousand nine hundred and 58

Signed and sealed in the presence of:

Senco PRODUCTS, INC.

Cabin Hoover  
B. H. JASPER

A. G. Smith Pres  
W. H. Jensen Secy

(over)

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

STATE OF OHIO  
COUNTY OF HAMILTON } ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above  
named H.G. Jilke PRES. and GEORGE W. KENNEDY SECY  
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, A. D. 19 58

*H. G. Schoenegaum*

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

DATE	OCT 15 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

AT

11

GILBERT I. SHAVER

RECORDER, HAMILTON COUNTY, OHIO

194.57  
252.13  
446.70

STATE OF OHIO  
DEPARTMENT OF HIGHWAYS  
RIGHT OF WAY BILL

STAMP HERE

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

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

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

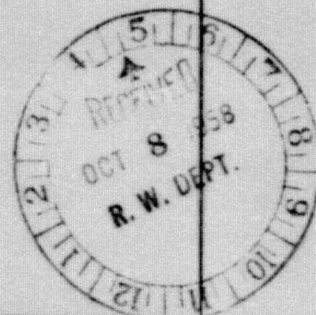
For right of way and limitation of access on S.R. 508, Sec. 29.83,  
Hamilton County, Ohio

Amount

\$50,800.00

War. 004056

Oct. 21, 1958



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				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

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

J. H. Ackerman *JHJ*  
Division Deputy Director

**CLOSED**

Approved OCT 13 1958 1958

Walter S. Waddell  
For the Department of Highways

Frederick  
By \_\_\_\_\_

FUNDS CHARGED

M. T. L. 120-H. B. 475-1958

Encumbrance Number Bill Number

R 20302 8462



OWNER Senco Products, Inc. PARCEL NUMBER 118LA, 118X, 118A (Revised)

APPRaiser William Edgemon						
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

APPRaiser 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

APPRaiser 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

APPRaiser RECEIVED						
Parcel No.						Total
Area (ac.-sq.ft)						
Land						
Fence-Trees, etc.						
Buildings						
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 Edgemon 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 hereby certifies that his knowledge and opinion contains no allowance for any item contrary to Ohio law.

CLOSED

Recommended Sept 24 1958

Amount for Negotiation and/or Deposit \$ 50,800.00

Ed Cahill  
 Reviewing Appraiser

Robert W. Fairman  
 Chief Review Appraiser

Approved 10/1 1958