

PLAN LETTER ATTACHMENT

FAI - SR 37 - 6.10
001-SH1, SH2, T
Date of offer: 2/4/2021

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 1-SH1, SH2, and T. The acquisition is further explained as follows.

Parcel 001 SH1 begins at STA 2 +00.00 on SR 37 centerline and traveling east 30.00 feet to a point on your property boundary and current SH easement abutting SR 37, the easement begins at this point travelling north 401.12 feet to STA 6 + 00.00, 60.00 feet RT of SR 37 centerline, continue from this point north 450.00 feet to STA 10 + 50.00 right of SR 37 centerline then 100.12 feet to STA 11 + 50.00 RT continuing 400.00 feet to STA 15 + 50.00 RT of SR 37 centerline. The easement increases over the next 100.04 feet to STA 16 + 25.00 RT, continuing 125.01 feet to STA 17 + 50.00 RT of SR 37 centerline. The easement continues along the property boundary abutting the intersection to a shared point 108.70 feet right of SR 37 STA 17 + 81.06 and SR 256 STA 27 + 30.00 which is 55.00 feet RT of centerline. The easement continues along the north boundary of your property 165.61 feet to SR 256 STA 28 + 55.61, 55.00 feet RT of centerline and at your eastern property boundary. This acquisition contains 2.436 acres which includes 1.271 acres of PRO leaving a net take of 1.165 acres.

This proposed acquisition begins at a point on your western property boundary and abuts the current SH Lancaster-Newark Rd (SR 37) easement. The proposed SH1 easement increases in width from this point to 68.00 feet at the intersection and then the acquisition narrows to 45.00 feet when it runs along the existing SR 256 SH easement for the length of the northern property boundary. The proposed acquisition is irregular in shape but

follows the current SH easement. The easement is shaded in blue on the right of way plans. The existing PRO is colored in yellow.

Parcel 001 SH2 begins at STA 29 + 05.61 on SR 256 centerline and traveling south along your western property boundary to 55.00 feet RT of SR 256 centerline, the easement travels east 14.39 feet to STA 29 + 20.00 at 55.00 feet right then travels south 10.00 feet then east 20.00 feet to STA 29 + 40.00 65.00 feet right of centerline turning north and traveling 10.00 feet from this point to STA 29 + 40.00, 55.00 feet RT of SR 256 centerline. The **SH2** easement then finishes by going east 25.10 feet to STA 29 + 65.10 and then following your east boundary 55.00 feet back to STA 29 + 65.75 on centerline of SR 256. This acquisition contains 0.080 acres which includes 0.041 of PRO leaving a net take of 0.039 acres.

This proposed acquisition has a width of approximately 25 feet. The proposed acquisition is irregular in shape and shaded in blue on the right of way plans. The existing PRO is colored in yellow.

Parcel 001 T begins at STA 16 + 25.00, 67.25 feet RT of SR 37 centerline, continues in northeastern direction 67.08 feet to STA 16 + 70.00 117.00 feet RT of SR 37 centerline. Continuing 62.58 feet northeast to a shared point at SR 37 STA 17 + 21.60 RT and SR 256 STA 27 + 75.00, 155.00 feet right of centerline. The **Temporary** then travels north 60.00 feet to STA 27 + 75.00, 55.00 feet right of SR 256 centerline. The **Temporary** begins to share a boundary with **PCL 001 SH1** travelling 45.00 feet to another shared reference point at SR 256 STA 27 + 30.00, 55.00 RT of centerline and SR 37 STA 17 + 81.06, 106.70 feet RT of centerline. The **Temporary** then travels 49.63 feet to SR 37 STA 17 + 50.00, 68.00 feet RT of centerline and completing 100.00 feet west at SR 37 STA 16 + 25.00, the point of beginning. This **T** easement is irregular in shape and has a net take of 0.205 acres.

The temporary easement will begin the first day construction begins on your property and continue for 18 months or until construction completes within your property boundary.

Parcel 001 T is a Temporary Easement acquisition, and this means a portion of your property will be needed to reconstruct your drive and your access to State Route 37. A Temporary Easement is a “rental” of a portion of your property during the project construction. You will notice the T area is colored in orange of the Right of Way Detail Sheet pages 16-19 of 37 pages. The entire T area consists of 0.205 acres with a structure and concrete pad improvement which will be removed. The area will be released after the project is completed to you as part of your remaining property.

Structures, Improvements and Tenant-Owned Improvements

The Temporary Easement contains a structure to be removed and a concrete pad improvement will be removed as part of the project. There are no Tenant-Owned improvements affected by this project.

Drives

Due to safety concerns the drive access to your property will be limited to a new location on SR 37 beginning at STA 16 + 20 with access to STA 16 + 80.00. The new drive will have a new apron constructed and the drive will be constructed as part of the 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, a 6.00% of compacted aggregate to the 8.00% grade off the pavement which will be seeded and mulched.

The swale will have a 3:1 ratio fore slope, 2-foot bottom and a 2:1 ratio back slope.

Curbing will also be added at the intersection spanning from SR 37 to SR 256 in front of your property as a safety feature.

Drainage

Project will upgrade 12" storm drain existing along the western boundary of your property and add a 6" underdrain from STA 113 to STA 116. Slope Erosion Protection and Ditch Erosion Protection will be installed as a part of the project along SR 37, PCL 001 SH1.

Fencing

NA

Items that will have to be moved or destroyed

There are no items to be moved or destroyed except the structure mentioned in separate topic.

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.

Current 4", 6" and 8" water lines will remain in place both in SH1 and SH2.

Sanitary Sewage Outlets

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

Current 6" sanitary line will remain in place, SH1.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the 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.

Currently, fiber optic is in place encased in 2" pipe along your property. This fiber optic utility will stay in place as well, SH1.

EXHIBIT A

RX 270 SH

Page 1 of 4

Rev. 06/09

Ver. Date 09/11/20

PID 110412

**PARCEL 1-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 29, Township 16, Range 18, being part of a 113.854 acre parcel conveyed to **EICHHORN LIMITED PARTNERSHIP**, by Official Record Volume 1477, Page 2270, 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:

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 northwest corner of the Grantor, 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 northeast corner of a 6.91 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2868, 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 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

EXHIBIT A

Page 2 of 4

RX 270 SH

Rev. 06/09

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 section line of Section 29 and 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 Chaos, LLC a distance of **231.67 feet** to Station 28+55.61 of the Centerline of Right of Way of State Route 256, said point being a northeastern corner of the Grantor, said point also being the northwest corner of a 0.086 acre parcel conveyed to the Village of Thurston, by Deed Volume 449, Page 565;
2. **Thence South 02 Degrees 41 Minutes 43 Seconds West** along an easterly line of the Grantor and the westerly line of said parcel conveyed to the Village of Thurston, passing through an iron pin found at a distance of 20.34 feet, a total distance of **55.00 feet** to an iron pin set 55.00 feet right of Station 28+55.61 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 **125.61 feet** to an iron pin set 55.00 feet right of Station 27+30.00 of the Centerline of Right of Way of State Route 256, said point also being 106.70 feet right of Station 17+81.06 of the Centerline of Right of Way of State Route 37;
4. **Thence South 54 Degrees 37 Minutes 36 Seconds West**, a distance of **49.63 feet** to an iron pin set 68.00 feet right of Station 17+50.00 of the Centerline of Right of Way of State Route 37;
5. **Thence South 03 Degrees 22 Minutes 29 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **100.00 feet** to an iron pin set 68.00 feet right of Station 16+50.00 of the Centerline of Right of Way of State Route 37;
6. **Thence South 05 Degrees 05 Minutes 35 Seconds West**, a distance of **100.04 feet** to an iron pin set 65.00 feet right of Station 15+50.00 of the Centerline of Right of Way of State Route 37;
7. **Thence South 03 Degrees 22 Minutes 29 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **400.00 feet** to an iron pin set 65.00 feet right of Station 11+50.00 of the Centerline of Right of Way of State Route 37;
8. **Thence South 06 Degrees 14 Minutes 13 Seconds West**, a distance of **100.12 feet** to an iron pin set 60.00 feet right of Station 10+50.00 of the Centerline of Right of Way of State Route 37;
9. **Thence South 03 Degrees 22 Minutes 29 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **450.00 feet** to an iron pin set 60.00 feet right of Station 6+00.00 of the Centerline of Right of Way of State Route 37;

EXHIBIT A

RX 270 SH

Page 3 of 4

Rev. 06/09

10. **Thence South 07 Degrees 39 Minutes 50 Seconds West**, a distance of **401.12 feet** to an iron pin set on the existing easterly Right of Way line of State Route 37, said point being 30.00 feet right of Station 2+00.00 of the Centerline of Right of Way of State Route 37;

11. **Thence North 86 Degrees 37 Minutes 31 Seconds West** perpendicular to the Centerline of Right of Way of State Route 37, a distance of **30.00 feet** to the Centerline of Right of Way of State Route 37, said line also being the westerly line of Section 29 and the easterly line of Section 30, said line also being the westerly line of the Grantor, said line also being the easterly line of a 62.33 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2871, to Station 2+00.00 of the Centerline of Right of Way of State Route 37;

12. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the Centerline of Right of Way of State Route 37, said line also being the westerly line of Section 29 and the easterly line of Section 30, said line also being the westerly property line of the Grantor, a portion of said line being the easterly line of said 6.91 acre and 62.33 acre parcels conveyed to Wagner Rentals, LLC, a portion of said line also being the easterly line of a 5.145 acre parcel conveyed to FARM CREDIT MID-AMERICA, FLCA by Original Record Volume 1633, Page 3038, a portion of said line also being the easterly line of a 3.099 acre parcel conveyed to Heather Mae Warner by Original Record Volume 1667, Page 3239, a distance of **1634.80 feet** to the **Principle Point of Beginning** and enclosing 2.436 acres, more or less of which the present road occupies 1.271 acres, resulting in a net take of 1.165 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261230;

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

RX 270 SH

Page 4 of 4

Rev. 06/09

The Stations referred to herein are from the Centerline of Right of Way of State Route 37 or 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 270 SH

Rev. 06/09

Ver. Date 09/11/20

PID 110412

**PARCEL 1-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 29, Township 16, Range 18, being part of a 113.854 acre parcel conveyed to **EICHHORN LIMITED PARTNERSHIP**, by Official Record Volume 1477, Page 2270, 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 the Grantor, 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 northeast corner of a 6.91 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2868, 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 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;

EXHIBIT A

RX 270 SH

Page 2 of 3

Rev. 06/09

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, part of said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Chaos, LLC, part of said line also being the northerly line of a 0.086 acre parcel conveyed to the Village of Thurston, by Deed Volume 449, Page 565, a distance of **281.67 feet** to Station 29+05.61 of the Centerline of Right of Way of State Route 256, said point being a northwest corner of the grantor, said point also being the northeast corner of said parcel conveyed to the Village of Thurston, said point also 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 Chaos, LLC, a distance of **60.14 feet** to Station 29+65.75 of the Centerline of Right of Way of State Route 256, said point being the northeast corner of the Grantor, said point also being the northwest corner of a 1.00 acre parcel conveyed to ALEXIS A. HOWARD, by Official Record Volume 1566, Page 3299;
2. **Thence South 03 Degrees 22 Minutes 29 Seconds West** along an easterly line of the Grantor and the westerly line of said parcel conveyed to ALEXIS A. HOWARD, passing thru a mag nail found at 20.62 feet for a total distance of **55.00 feet** to an iron pin set 55.00 feet right of Station 29+65.10 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 **25.10 feet** to an iron pin set 55.00 feet right of Station 29+40.00 of the Centerline of Right of Way of State Route 256;
4. **Thence South 02 Degrees 41 Minutes 43 Seconds West** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **10.00 feet** to an iron pin set 65.00 feet right of Station 29+40.00 of the Centerline of Right of Way of State Route 256;
5. **Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **20.00 feet** to an iron pin set 65.00 feet right of Station 29+20.00 of the Centerline of Right of Way of State Route 256;
6. **Thence North 02 Degrees 41 Minutes 43 Seconds East** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **10.00 feet** to an iron pin set 55.00 feet right of Station 29+20.00 of the Centerline of Right of Way of State Route 256;
7. **Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of

EXHIBIT A

Page 3 of 3

RX 270 SH

Rev. 06/09

Way of State Route 256, a distance of **14.39 feet** to an iron pin set on a westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the Village of Thurston, said pin being 55.00 feet right of Station 29+05.61 of the Centerline of Right of Way of State Route 256;

8. Thence North 02 Degrees 41 Minutes 43 Seconds East along a westerly line of the grantor and easterly line of said parcel conveyed to the Village of Thurston, a distance of **55.00 feet** to the **Principle Point of Beginning** and enclosing 0.080 acres, more or less of which the present road occupies 0.041 acres, resulting in a net take of 0.039 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261230;

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



EXHIBIT A

RX 286 T

Page 1 of 3

Rev. 12/16

Ver. Date 09/11/20

PID 110412

**PARCEL 1-T
FAI-37-06.10
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVE, REMOVE STRUCTURE, 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 113.854 acre parcel conveyed to **EICHHORN LIMITED PARTNERSHIP**, by Official Record Volume 1477, Page 2270, 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 the Grantor, 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 northeast corner of a 6.91 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2868, 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 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, part of said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Chaos, LLC, a distance of **151.06 feet** to Station 27+75.00 of the Centerline of Right of Way of State Route 256;

EXHIBIT A

RX 286 T

Thence South 02 Degrees 41 Minutes 43 Seconds West perpendicular to the Centerline of Right of Way of State Route 256, a distance of **55.00 feet** to the proposed southerly Right of Way line of State Route 256 to 55.00 feet right of Station 27+75.00 of the SR256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 02 Degrees 41 Minutes 43 Seconds West** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **60.00 feet** to 115.00 feet right of Station 27+75.00 of the Centerline of Right of Way of State Route 256, said point being 152.41 feet right of Station 17+21.60 of the Centerline of Right of Way of State Route 37;
2. **Thence South 37 Degrees 50 Minutes 12 Seconds West**, a distance of **62.58 feet** to 117.00 feet right of Station 16+70.00 of the Centerline of Right of Way of State Route 37;
3. **Thence South 51 Degrees 14 Minutes 41 Seconds West**, a distance of **67.08 feet** to the proposed easterly Right of Way line of State Route 37, said point being 67.25 feet right of Station 16+25.00 of the Centerline of Right of Way of State Route 37;
4. **Thence North 05 Degrees 05 Minutes 35 Seconds East** along the proposed easterly Right of Way line of State Route 37, a distance of **25.01 feet** to an iron pin set 68.00 feet right of Station 16+50.00 of the Centerline of Right of Way of State Route 37;
5. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the proposed easterly Right of Way line of State Route 37, a distance of **100.00 feet** to an iron pin set 68.00 feet right of Station 17+50.00 of the Centerline of Right of Way of State Route 37;
6. **Thence North 54 Degrees 37 Minutes 36 Seconds East** along the proposed easterly Right of Way line of State Route 37, also along the proposed southerly Right of Way line of State Route 256 a distance of **49.63 feet** to an iron pin set 106.70 feet right of Station 17+81.06 of the Centerline of Right of Way of State Route 37, said point also being 55.00 feet right of Station 27+30.00 of the Centerline of Right of Way of State Route 256;
7. **Thence South 87 Degrees 18 Minutes 17 Seconds East** along the proposed southerly Right of Way line of State Route 256, a distance of **45.00 feet** to the **Principle Point of Beginning** and enclosing 0.205 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.205 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261230;

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

EXHIBIT A

RX 286 T

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 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

