

ELECTRIC LINE — RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, (whether one or more), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to SOUTH CENTRAL POWER COMPANY, an Ohio corporation (hereinafter called "South Central") whose post office address is P. O. Box 250, Lancaster, Ohio, and to its successors and assigns, the right to enter upon the lands and property of the undersigned, situated in the Township of Walnut, County of Fairfield, State of Ohio, and more particularly described as follows:

Being a strip of land 20' wide and 190' long more or less on the M. Watson property located on the east side of State Route 37 and the south side of State Route 256. Line to be built as staked on 8-23-77 with the line taking off from the existing transformer pole and heading in an easterly direction for service to a new home. The above property is located in the northwest quarter of Section 29, Township 16, Range 18, Walnut Township, Fairfield County, Ohio.

Work Order W-38687  
Company Map 90-22-9

TRANSFER  
NOT NECESSARY

OCT 6 1977

*James P. Reid*  
AUDITOR, FAIRFIELD COUNTY, OHIO

and to construct, reconstruct, rephase, relocate, repair, extend, operate and maintain on, over, across, under, and through the above described lands and property and/or all streets, roads or highways abutting said land and property, electric transmission and/or distribution lines or systems; to make such excavation as may be reasonably necessary to carry out the foregoing acts in respect to any underground lines or systems; to cut, trim and control the growth of by chemical means, machinery or otherwise vegetation that may interfere with or threaten to endanger the operation and maintenance of said lines or systems; and to license, permit, or otherwise agree to the joint use or occupancy of the lines or systems by any other person, association or corporation, for electrification, telephone or other utility purposes.

The undersigned agrees that all poles, wires and other facilities including any main service entrance equipment, installed on, over, across, under, or through the above described lands and property at South Central's expense shall remain the property of South Central, removable at its option, upon termination of service to said lands or property.

It is covenanted by the undersigned that the undersigned is the owner of the above described lands and property and that said lands and property are free and clear of encumbrances and liens of whatsoever character except..... and the lien of current taxes.

IN WITNESS WHEREOF, the hand of the undersigned has been set this 30<sup>th</sup> day of August, 1977.

Signed and delivered in the presence of:

*John E. Sauerbrel*  
Witness  
*Lindsay A. Howes*  
Witness

*M. M. Watson*  
Owner  
*Esther Watson*  
Owner

STATE OF OHIO }  
COUNTY OF Fairfield } SS:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of August, 1977, before me, the subscriber, a Notary Public in and for said County, personally came the above named Mr. M. Watson and Esther Watson in the foregoing easement and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first above written in Fairfield COUNTY, OHIO

AT 2:01 O'CLOCK P M 94679  
RECORDED OCT 7 1977  
RECORDED Deed VOL 474 PAGE 550 *Ref*

*John E. Sauerbrel*  
Notary Public

JOHN E. SAUERBREL, Notary Public  
Fairfield, Licking, Franklin, Hocking,  
Perry and Pickaway Counties, Ohio  
My Commission Expires June 4, 1981

*Ray M. Ballinger*  
RECORDER - FAIRFIELD COUNTY  
LANCASTER, OHIO 43130

HE2 626

R/W Form 1  
Title  
Revised 9-7-50

Sheet 1 of 3 Sheets

EASEMENT FOR HIGHWAY PURPOSES

From Frank C. Miller  
Address - Baltimore, R. D. #1, Ohio  
to the  
STATE OF OHIO  
S. R. 256 County, Fairfield  
Section 15.88 (Br. No. FA-256-162)  
Parcel No. 1

R/W Form 5  
Metes and Bounds  
Revised 9-20-28--C

Sheet 2 of 3 Sheets

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Frank C. Miller, the Grantor, for and in consideration of the sum of Seven Hundred and Ninety four and no/100 Dollars (\$794.00/xx) and for other good and valuable considerations to him 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 Fairfield County, Ohio, Walnut Township, Section 20, Town 16, Range 18, and bounded and described as follows:

PARCEL No. 1

Beginning at the intersection of grantor's easterly property line, with the centerline of a survey made by the Department of Highways in 1950 for Fai-256-15.88, (known as the Reynoldsburg-Baltimore-Somerset Road), said point of intersection being Station 37 + 40, in said centerline survey; thence, North 86° 23' West, along said centerline survey, a distance of 1,433.32 feet, to P. T. Station 23 + 06.68, in said centerline survey; thence, in a westerly direction, along said centerline survey, with a curve to the right, having a radius of 11,459.16 feet, a distance of 128.33 feet, to P. C. Station 21 + 78.35, in said centerline survey; thence, North 85° 44' 30" West, along said centerline survey, a distance of 328.35 feet, to Station 18 + 50, in said centerline survey; thence, North 4° 15' 30" East, a distance of 25.0 feet, to a point in the present northerly right of way line of Fai-356-15.88, said point being 25.0 feet northerly of Station 18 + 50, in said centerline survey; thence, North 82° 57' East, a distance of 51.0 feet to a point, 35.0 feet northerly of Station 19 + 00, in said centerline survey; thence, South 86° 46' East, a distance of 278.40 feet, to a point, 40 feet northerly of P. C. Station 21 + 78.35, in said centerline survey; thence, South 86° 04' East, a distance of 126.66 feet, to a point, 40.0 feet northerly of P. T. Station 23 + 06.68, in said centerline survey; thence, South 86° 23' East, a distance of 393.32 feet, to a point, 40.0 feet northerly of Station 27 + 00, in said centerline survey; thence, South 88° 50' East, a distance of 700.64 feet, to a point, 70.0 feet northerly of Station 34 + 00, in said centerline survey; thence, South 85° 26' East, a distance of 340.05 feet, to a point in grantor's easterly property line, 64.33 feet northerly of Station 37 + 40, in said centerline survey; thence, South 4° 10' West, a distance of 64.33 feet, to the place of beginning.

as shown by plans on file in the office of the Department of Highways, Columbus, Ohio.

It is understood that the strip of land above described contains 1.07 acres, more or less, exclusive of the present road which occupies 1.08 acres, more or less.

R/W Form 7  
Acknowledgment  
Revised 9-20-28-C.

Sheet 3 of 3 Sheets

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

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenants with the said Grantee, its successors and assigns that he 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 he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Stella G. Miller, wife of Frank C. Miller hereby relinquishes to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Frank C. Miller and Stella G. Miller have hereunto set their hands, the 14th day of Feb. in the year of our Lord one thousand nine hundred and 51.

Signed and sealed in presence of:

E. H. Harter  
Jo Ann Harter

Frank C. Miller  
Stella G. Miller

File No. 11536 - continued.

STATE OF OHIO )  
Fairfield COUNTY ) ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named Frank C. Miller, Stella G. Miller who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed,

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Thurston, Ohio this 14th day of February, A. D. 1951.

Jo Ann Harter  
Jo Ann Harter  
My Commission expires December 14,  
1952.

(N. P. SEAL)

RECEIVED FOR RECORD: Dec. 14, 1951

AT: 3:20

RECORDED: Dec. 17, 1951

TRANSFERRED BY AUDITOR: Dec. 10, 1951

ATTEST: [Signature] R. F. C.



EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned, for the consideration hereinafter expressed, do hereby grant unto SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC., of Lancaster, Ohio, the right and easement to erect, construct, operate and perpetually maintain, its lines for transmission and/or distribution of electricity, with all necessary poles, wires, guys, guy stubs, anchors and appurtenances, over, across, through and upon the following described property, to wit: Containing 134 acres of land in Section 29, Township 16, N. Range 18W and bounded on the north by State Route 256 and by the land of H. Leitnaker, on the east by H. Leitnaker and H. Musser Leitnaker, on the south by E. & D. Ellinger, and on the west by State Route 37, located in the Township of Walnut, County of Fairfield and State of Ohio; and also the right to enter upon said property, and to trim or fell any trees and brush along said lines, necessary to keep the wires clear thereof; and also the right of ingress and egress to and from said premises for the purpose of maintaining and repairing said electric lines. Said easement being restricted to the south west corner of aforesaid lands along the north side of the present Ohio Power Line and to the plan as set forth on Ohio Power Map No. 1886 dated May 26, 1952, a copy of which is in the hands of each party. Pole structures to be as shown on said map."

IN CONSIDERATION for the rights herein granted, the said SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC., by its acceptance hereof, for itself and its successors and together with attorney fees and costs of obtaining court order therefor, assigns, hereby agrees to pay the sum of Five Hundred (\$500.00) Dollars to be paid when easement is passed by the Probate Court, signed and delivered.

IN WITNESS WHEREOF, We have hereunto set our hands this 5th day of November, 1952.

Signed and acknowledged  
in presence of:

Phyllis Tigner  
Phyllis Tigner

Esther I. Watson Gdn of McKinley M. Watson  
Esther I. Watson

Robert U. Hastings  
Robert U. Hastings

STATE OF OHIO )  
                  ) SS:  
FAIRFIELD COUNTY)

BE IT REMEMBERED that on the 5th day of November, 1952, personally appeared before me, a Notary Public in and for said county, the above named Esther I. Watson, Guardian of McKinley M. Watson and Esther I. Watson, his wife, who acknowledged that they did sign the instrument herein, and the same is their free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Notarial Seal  
For the State of Ohio.

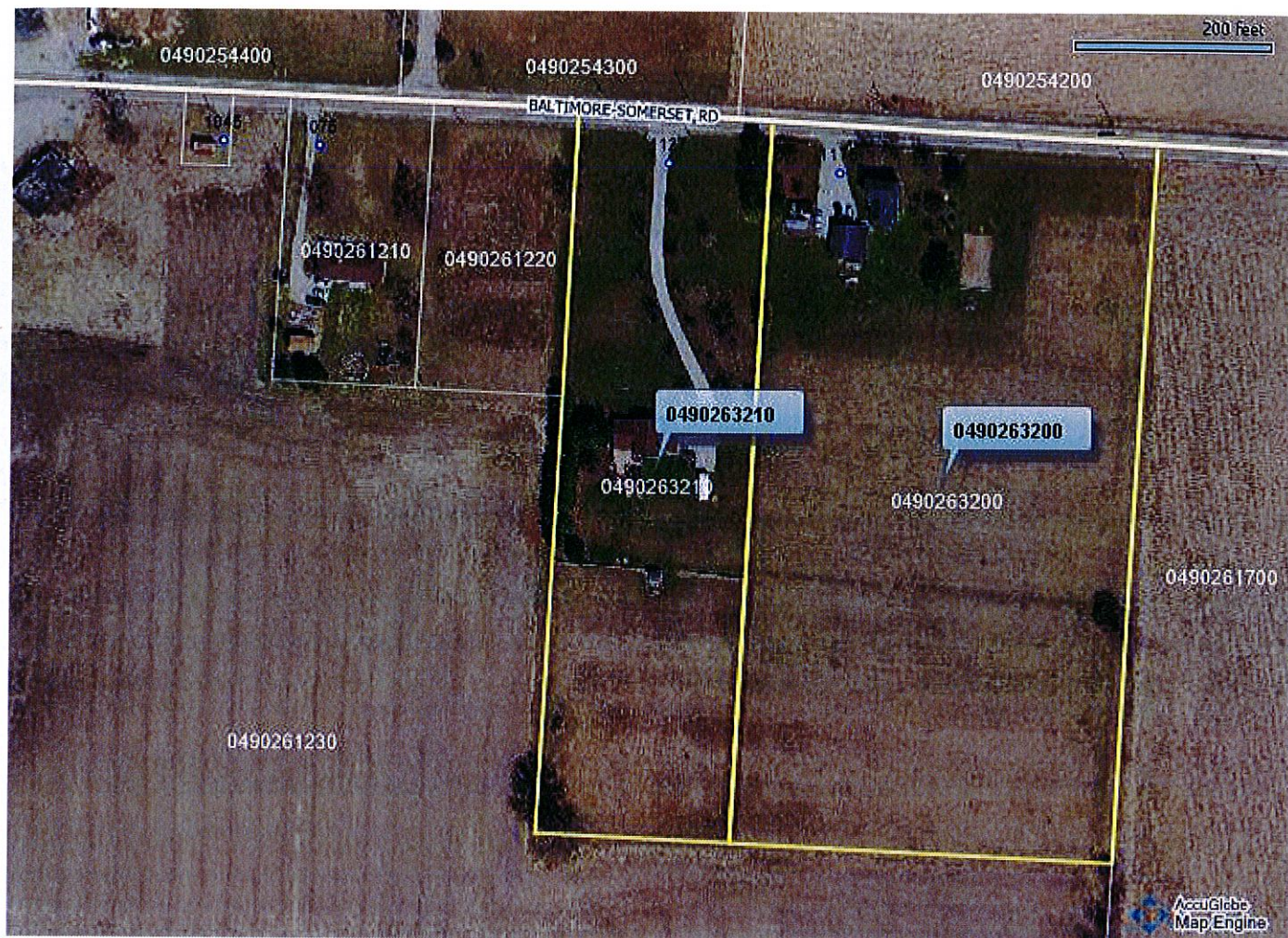
Robert U. Hastings  
Robert U. Hastings, Notary Public

RECEIVED FOR RECORD: FEBRUARY 19, 1953.  
AT: 11:43 O'Clock A.M.  
RECORDED: FEBRUARY 19, 1953.

ATTEST: Chas. C. C. C. C. R.F.C.

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### Fairfield County GIS



#### Notes

PCL 018 HUTCHISON, LANCE D. AND CHRISTINA L. 3.37 AC  
049-02632-10  
SH, T AND REMOVAL OF 37' FENCE AND 19' FENCE AND  
3-12" TREES

# Data For Parcel 0490263210

**Note:**

Taxes shown below HAVE BEEN certified by the Fairfield County Auditor.

**Tax Data**

**Parcel:** 0490263210  
**Owner:** HUTCHISON LANCE D & CHRISTINA L SURV  
**Address:** 1127 BALTIMORE-SOMERSET RD NE



[+] Map this property.

[View and Print Tax Bill](#)

**Change Tax Year:** 2019 ▾

Property Tax

	Tax Year 2019 Payable 2020	
	First Half	Second Half
<b>Gross Charge:</b>	\$2,512.28	\$2,512.28
<b>Reduction Factor:</b>	(\$819.50)	(\$819.50)
<b>Non-Business Credit:</b>	(\$146.10)	(\$146.10)
<b>Owner Occupancy Credit:</b>	(\$33.77)	(\$33.77)
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$1,512.91	\$1,512.91
<b>Prior Charges:</b>	\$0.00	
<b>Interest:</b>	\$0.00	
<b>Full Year Total:</b>	\$3,025.82	
<b>Payments:</b>	(\$1,512.91)	
<b>Half Year Due:</b>	\$0.00	
<b>Full Year Due:</b>	\$1,512.91	<input type="button" value="Pay This Amount"/>

Special Assessments

No data found for this parcel.

Payment History

Date	Amount
2/24/2020	(\$1,512.91)
7/22/2019	(\$1,356.25)
2/25/2019	(\$1,356.25)
7/18/2018	(\$1,369.94)
2/16/2018	(\$1,369.94)

7/17/2017	(\$1,258.98)
2/23/2017	(\$1,258.98)
2/19/2016	(\$2,384.36)
7/17/2015	(\$1,141.01)
2/18/2015	(\$1,141.01)
7/21/2014	(\$1,161.02)
2/28/2014	(\$1,161.02)
2/28/2013	(\$2,360.64)
2/24/2012	(\$2,360.70)
7/20/2011	(\$1,155.65)
2/23/2011	(\$1,155.65)
7/19/2010	(\$1,183.19)
3/1/2010	(\$1,183.19)
2/26/2009	(\$2,326.10)
2/28/2008	(\$2,238.24)

[Report Discrepancy](#)

*GIS parcel shapefile last updated 7/13/2020 10:50:02 AM.*

*The CAMA data presented on this website is current as of 7/14/2020 12:29:13 AM.*

# Property Record Card (Fairfield County, Ohio)

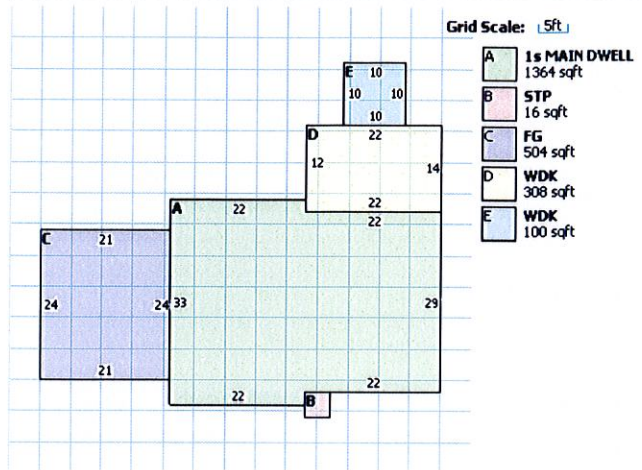
Parcel: 0490263210 Card: 1 of 1

**Owner** HUTCHISON LANCE D & CHRISTINA L SURV  
**Address** 1127 BALTIMORE-SOMERSET RD NE  
**Land Use** (511) R - SINGLE FAMILY, O-9.999 AC  
**Class** RESIDENTIAL  
**Legal Description** R 18 T 16 S 29 NW

## MAP



## SKETCH



## RESIDENTIAL

Building Style	SPLIT LEVEL	FullBaths	2
Sq.Ft.	1364	Half Baths	0
Year Built	1995	Basement	FULL
Stories	1	Basement Area	616
Exterior Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	7	Heat Fuel Type	GAS
Bedrooms	3	Heat/Cool	CENTRAL HEAT / AIR CONDITION
Family Rooms	1	Attic	NONE
Fireplace Openings(Stacks)	1(1)	Trim	0

## LAND

Desc.	Front	Depth	Acreage	SqFt	Value
HOMESITE	0	0	1	N/A	\$33,000
UNDEVELOPE	0	0	2.37	N/A	\$15,640

## VALUATION

	Appraised	Assessed
Land Value	\$48,640	\$17,020
Building Value	\$158,220	\$55,380
Total Value	\$206,860	\$72,400
CAUV Value		\$0
Taxable Value		\$72,400

## PERMITS

## IMPROVEMENTS

## SALES

Date	Buyer	Seller	Price	Validity
12/20/2013	HUTCHISON LANCE D	HUTCHISON LANCE DAVID	\$0.00	2 - NOT OPEN
7/13/2004	HUTCHISON LANCE DAVID	HUTCHISON LANCE DAVID	\$0.00	2 - NOT OPEN
9/20/1995	HUTCHISON LANCE DAVID		\$0.00	8 - UNVALIDATED



**DWELLING COMPUTATIONS**

Base Price	145,010	% Good	69
Plumbing	2,700	Market Adj.	
Basement	0	Functional	
Heating	5,080	Economic	
Attic	0	% Complete	
Other Features	29,900	C&D Factor	
		Adj. Factor	1
Subtotal	199,390	Additions	16,700
Ground Floor Area	1,364	Dwelling Value	158,220
Total Living Area	1,364		

Building Notes

**OUTBUILDING DATA**

Type YrBlt EffYr Size Area Gr Qty ModCd PH FV %Comp Value

# Data For Parcel 0490263210

## Base Data

**Parcel:** 0490263210  
**Owner:** HUTCHISON LANCE D & CHRISTINA L SURV  
**Address:** 1127 BALTIMORE-SOMERSET RD NE



[+] Map this property.

## Mailing Address

**Mailing Name:** HUTCHISON LANCE D & CHRISTINA L SURV  
**Address:** 1127 BALTIMORE SOMERSET RD NE  
**City State Zip:** BALTIMORE, OH 43105

## Taxing District

**City:** UNINCORPORATED  
**Township:** WALNUT TOWNSHIP  
**School District:** LIBERTY UNION-THURSTON L.S.D.

## Legal

**Neighborhood:** 00064009 WALNUT TWP DIST 049  
**Legal Acres:** 3.37  
**Legal Description:** R 18 T 16 S 29 NW  
**Land Use:** (511) R - SINGLE FAMILY, 0-9.999 AC  
**Property Class:** RESIDENTIAL  
**Range Township Section:** 0-0-0  
**Map Number:** 0029-00-005-01

## Tax Year 2020 Certified Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$48,640.00	\$17,020.00
<b>Building Value:</b>	\$158,220.00	\$55,380.00
<b>Total Value:</b>	\$206,860.00	\$72,400.00
<b>CAUV Land Value:</b>	\$0.00	
<b>Taxable Value:</b>		\$72,400.00

## Tax Credits

**Owner Occupancy Credit:** YES  
**Homestead Reduction:** NO

## Notes

**Notes:**

[Report Discrepancy](#)

GIS parcel shapefile last updated 1/11/2021 8:06:06 AM.

The CAMA data presented on this website is current as of 1/19/2021 12:29:15 AM.