

EXHIBIT A

RX 270 SH

Page 1 of 3

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

RX 270 SH

Page 3 of 3

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

