

EXHIBIT A

RX 270 SH

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Ver. Date 09/11/20

PID 110412

PARCEL 2-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 30, Township 16, Range 18, being part of a 62.33 acre parcel conveyed to **WAGNER RENTALS, LLC**, by Official Record Volume 1434, Page 2871, and being more particularly described below:

Being a parcel of land lying left 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 northeast corner of the a 6.91 acre parcel conveyed to the Grantor by Original Record Volume 1434, Page 2868, 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 northwest corner of a 113.854 acre parcel conveyed to Eichhorn Limited Partnership by Official Record Volume 1477, Page 2270, 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

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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 North 87 Degrees 18 Minutes 17 Seconds West along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, a portion of said line being the northerly line of the Grantor, a portion of said line being the southerly line of said parcel conveyed to MAC'S CONVENIENCE STORES LLC, a portion of said line also being the northerly line of a 2.62 acre parcel conveyed to Betty Joan Sakas by Official Record Volume 1120, Page 596, a portion of said line also being the southerly line of a 81.06 acre parcel conveyed to DONALD L. KULL, TRUSTEE and MARILYN J. KULL, TRUSTEE, OF THE KULL FAMILY TRUST AGREEMENT, DATED OCTOBER 26, 2016, by Official Record Volume 1751, Page 1628, a distance of **1118.00 feet** to a northeast corner of the Grantor, said point also being the northwest corner of said parcel conveyed to Betty Joan Sakas, said point also being Station 15+05.94 of the Centerline of Right of Way of State Route 256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 03 Degrees 20 Minutes 03 Seconds West** along a eastern line of the Grantor, said line also being the western line of said parcel conveyed to Betty Joan Sakas, a distance of **55.00 feet** to an iron pin set, said point being 55.00 feet right of Station 15+05.94 of the Centerline of Right of Way of State Route 256;

2. **Thence North 86 Degrees 39 Minutes 57 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **55.94 feet** to an iron pin set 55.00 feet right of Station 14+50.00 of the Centerline of Right of Way of State Route 256;

3. **Thence North 84 Degrees 03 Minutes 48 Seconds West**, a distance of **550.57 feet** to an iron pin set on the existing southerly Right of Way line of State Route 256, said pin being 30.00 feet right of Station 9+00.00 of the Centerline of Right of Way of State Route 256;

4. **Thence North 03 Degrees 20 Minutes 03 Seconds East** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **30.00 feet** to the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, said line also being the northerly line of the Grantor, said line also being the southerly of a 66.00 acre parcel conveyed to Dale Louis Klamfoth, Sr. and Kathleen Klamfoth, CO-TRUSTEES, The Dale Louis Klamfoth, Sr. and Kathleen Klamfoth Revocable Living Trust, Dated the 15th day of September, 2003, said point being at Station 9+00.00 of the Centerline of Right of Way of State Route 256;

5. **Thence South 86 Degrees 39 Minutes 57 Seconds East** along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of

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Section 19, said line also being the northerly line of the Grantor, a portion of said line being the southerly line of said parcel conveyed to the Klamforth Revocable Living Trust, a portion of said line being the southerly line of a 2.75 acre parcel conveyed to Ruth Ann Taylor by Official Record Volume 604, Page 735, a portion of said line also being the southerly line of said parcel conveyed to the Kull Family Trust Agreement, a distance of **605.94 feet to the Principle Point of Beginning** and enclosing 0.607 acres, more or less of which the present road occupies 0.417 acres, resulting in a net take of 0.190 acres;


The above described area is all within Fairfield County Permanent Parcel Number 0490263400;

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

