

EXHIBIT A

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Ver. Date 09/11/20

PID 110412

**PARCEL 2-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 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 a 6.91 acre parcel conveyed by Official Record Volume 1434, Page 2868, 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:

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 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, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 03 Degrees 22 Minutes 29 Seconds West** along the Centerline of Right of Way of State Route 37, said line also being the easterly line of Section 30 and westerly line of Section 29, said line also being the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Eichhorn Limited Partnership, a distance of **321.75 feet** to a southeastern corner of the Grantor, said point also being the northeast corner of a 3.099 acre parcel conveyed to Heather Mae Warner by Official Record Volume 1667, Page 2868, said point being at Station 15+13.05 of the Centerline of Right of Way of State Route 37;
2. **Thence North 86 Degrees 42 Minutes 48 Seconds West** along a southerly line of the Grantor, said line also being the northerly line of said parcel conveyed to Heather Mae Warner, a distance of **30.00 feet** to an iron pin set on the existing westerly Right of Way line of State Route 37, said pin being 30.00 feet left of Station 15+13.01 of the Centerline of Right of Way of State Route 37;
3. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the existing westerly Right of Way line of State Route 37, a distance of **231.99 feet** to an iron pin set 30.00 feet left of Station 17+45.00 of the Centerline of Right of Way of State Route 37;
4. **Thence North 56 Degrees 23 Minutes 15 Seconds West**, a distance of **39.23 feet** to an iron pin set, said point being 63.89 feet left of Station 17+64.75 of the Centerline of Right of Way of State Route 37, said point also being 70.00 feet right of Station 25+60.00 of the Centerline of Right of Way of State Route 256;
5. **Thence North 86 Degrees 39 Minutes 57 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **754.06 feet** to an iron pin set on a westerly line of the Grantor, said line also being the easterly line of a 2.62 acre parcel conveyed to Betty Joan Sakas by Official Record Volume 1120, Page 596, said pin being 70.00 feet right of Station 18+05.94 of the Centerline of Right of Way of State Route 256;
6. **Thence North 03 Degrees 20 Minutes 03 Seconds East** along a westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to Betty Joan Sakas, a distance of **70.00 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 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, said point being

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northwestern corner of the Grantor, said point being the northeast corner of said parcel conveyed to Betty Joan Sakas, said point being at Station 18+05.94 of the Centerline of Right of Way of State Route 256;

7. Thence South 86 Degrees 39 Minutes 57 Seconds East along 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, a portion of said line also being the southerly line of said parcel conveyed to the Kull Family Trust Agreement, a portion of said line being the southerly line of said parcel conveyed to MAC'S CONVENIENCE STORES LLC, a distance of **818.00 feet** to the **Principle Point of Beginning** and enclosing 1.496 acres, more or less of which the present road occupies 0.775 acres, resulting in a net take of 0.721 acres;

The above described area contains 0.206 acres of land, more or less, of which the present road occupies 0.088 acres of land, more or less, within Fairfield County Permanent Parcel Number 0490263400, and 1.290 acres of land, more or less, of which the present road occupies 0.687 acres of land, more or less, within Fairfield County Permanent Parcel Number 0490263420;

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.

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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

