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TRANSFER
NOT NECESSARY

DEC 16 2021

202100033985
FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
12/28/2021 01:45 PM
EASEMENT 82.00

Carly L. Brown

County Auditor, Fairfield County, Ohio

ODOT RE 214
Rev. 10/2017

TE
State

TEMPORARY EASEMENT

JTBD INVESTMENTS, LLC the Grantor(s), in consideration of the sum of \$729.00, to be paid by the State of Ohio, Department of Transportation, does grant, to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 006-T1, T2

FAI - SR 037 - 6.10

SEE EXHIBIT A ATTACHED

Fairfield County Current Tax Parcel No. 0490254400

Prior Instrument Reference: 202100023551, Fairfield County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 18 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The property conveyed to Grantee is being acquired for one of the statutory purposes for which the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

IN WITNESS WHEREOF JTBD INVESTMENTS, LLC has caused its name to be subscribed by Todd Taylor and Mandy Taylor, its duly authorized agent on the 10th day of September, 2021.

JTBD INVESTMENTS, LLC



By: Todd Taylor



Mandy Taylor

STATE OF OHIO, COUNTY OF FAIRFIELD SS:

The foregoing instrument was acknowledged before me this 10th day of September, 2021, by Todd Taylor and Mandy Taylor, authorized agent of JTBD INVESTMENTS, LLC, on behalf of the corporation. No oath or affirmation was administered to Todd Taylor or Mandy Taylor, with regard to the notarial act.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



NOTARY PUBLIC

My Commission expires: 02-02-2025

This form RE 247-I was updated to conform to new notarial language requirements as per Revised Code 147.542.

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

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Ver. Date 09/11/20

PID 110412

**PARCEL 6-T1
FAI-37-06.10
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
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 20, Township 16, Range 18, being part of a 3.12 acre parcel conveyed to **CHAOS, LLC**, by Official Record Volume 1729, Page 1874, 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 northeast corner of the a 6.91 acre parcel conveyed to the Wagner Rentals, LLC by Original Record Volume 1434, Page 2868, said point also being the southwest corner of the Grantor, 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 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 Centerline of Right of Way of State Route 256, a distance of **81.06 feet** to Station 27+05.00 of the Centerline of Right of Way of State Route 256;

Thence North 02 Degrees 41 Minutes 43 Seconds West perpendicular to the Centerline of Right of Way of State Route 256, a distance of **30.00 feet** to an iron pin set on the existing northerly Right of Way line of State Route 256, said pin being 30.00 feet left of Station

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27+05.00 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 North 42 Degrees 36 Minutes 26 Seconds West** along the proposed northerly Right of Way line of State Route 256, said line also being the proposed easterly Right of Way line of State Route 37, a distance of **14.22 feet** to 40.00 feet left of Station 26+94.89 of the Centerline of Right of Way of State Route 256;
2. **Thence South 87 Degrees 18 Minutes 17 Seconds East** parallel to the Centerline of Right of Way of State Route 256, a distance of **130.11 feet** to 40.00 feet left of Station 28+25.00 of the Centerline of Right of Way of State Route 256;
3. **Thence South 75 Degrees 59 Minutes 41 Seconds East**, a distance of **50.99 feet** to the existing northerly Right of Way line of State Route 256, said point being 30.00 feet left of Station 28+75.00 of the Centerline of Right of Way of State Route 256;
4. **Thence North 87 Degrees 18 Minutes 17 Seconds West** along the existing northerly Right of Way line of State Route 256, a distance of **170.00 feet** to the **Principle Point of Beginning** and enclosing 0.034 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.034 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490254400;

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 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.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
September 11, 2020



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Ver. Date 09/11/20

PID 110412

**PARCEL 6-T2
FAI-37-06.10
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVE 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 20, Township 16, Range 18, being part of a 3.12 acre parcel conveyed to **CHAOS, LLC**, by Official Record Volume 1729, Page 1874, 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 northeast corner of the a 6.91 acre parcel conveyed to the Wagner Rentals, LLC by Original Record Volume 1434, Page 2868, said point also being the southwest corner of the Grantor, 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 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 03 Degrees 33 Minutes 11 Seconds East along the Centerline of Right of Way of State Route 37, said line also being the westerly line of Section 20 and the easterly line of Section 19, said line also being the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to MAC'S CONVENIENCE STORES LLC, **245.20 feet** to Station 20+80.00 of the Centerline of Right of Way of State Route 37;

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Thence South 86 Degrees 26 Minutes 49 Seconds perpendicular to the Centerline of Right of Way of State Route 37, a distance of **65.00 feet** to an iron pin set on the proposed easterly Right of Way line of State Route 37, said point being 65.00 feet right of Station 20+80.00 of the Centerline of Right of Way of State Route 37, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 03 Degrees 33 Minutes 11 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **70.00 feet** to 65.00 feet right of Station 20+10.00 of the Centerline of Right of Way of State Route 37;

2. **Thence North 86 Degrees 26 Minutes 49 Seconds West** perpendicular to the Centerline of Right of Way of State Route 37, a distance of **25.00 feet** to an iron pin set on the proposed easterly Right of Way line of State Route 37, said pin being 40.00 feet right of Station 20+10.00 of the Centerline of Right of Way of State Route 37;

3. **Thence North 23 Degrees 12 Minutes 25 Seconds East** along the proposed easterly Right of Way line of State Route 37, a distance of **74.33 feet** to the **Principle Point of Beginning** and enclosing 0.020 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.020 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490254400;

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, 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

