

**EXHIBIT A**

Page 1 of 3

RX 286 T

Rev. 12/16

Ver. Date 03/24/2021

PID 110412

**PARCEL 20-T2  
FAI-37-06.10  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCTION PARKING, USE / THEN REMOVAL OF TWO STORY FRAME  
RESIDENCE, USE OF IT'S RELATED FACILITIES AND TREE REMOVAL  
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 part of Section 29, Township 16, Range 18, being part of a 6.63 acre parcel conveyed to **JEFFRY D. & PEGGY J. HUTCHISON**, by Deed Volume 367, Page 372, and being more particularly described below:

Being a parcel of land laying 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 thereof:

**Beginning** at in iron pin to be set by Mead & Hunt associated with the plans FAI-37-06.10, said pin to be located along the proposed permanent highway easement between the subject parcel and property conveyed to Lance D. and Christina L. Hutchison by OR 1651 / 3160, said pin being 55.00 feet right of Centerline Right of Way State Route 256 station 34+64.90 and referenced by an existing iron pin found by Mead & Hunt 21.95 feet right of Centerline Right of Way State Route 256 station 34+65.29;

Thence along the shared line of the subject parcel and said Hutchison parcel, South 03 degrees 22 minutes 29 seconds West, a distance of 37.05 feet to a point 95.05 feet right of Centerline Right of Way State Route 256 station 34+64.90;

Thence crossing the subject parcel, intending to include most of the existing gravel drive, the two-story frame residence and it's related facilities, room for tree and flowerbed removal, the following seven (7) courses:

- 1) South 86 degrees 49 minutes 09 seconds East, 96.45 feet to a point 92.86 feet right of Centerline Right of Way State Route 256 station 35+60.91;
- 2) South 42 degrees 20 minutes 08 seconds East, 22.10 feet to a point 108.48 feet right of Centerline Right of Way State Route 256 station 35+76.54 feet;

## EXHIBIT A

Page 2 of 3

RX 286 T

Rev. 12/16

- 3) South 02 degrees 53 minutes 19 seconds West, 26.85 feet to a point 135.33 feet right of Centerline Right of Way State Route 256 station 35+76.45;
- 4) South 87 degrees 09 minutes 58 seconds East, 54.99 feet to a point 135.47 feet right of Centerline Right of Way State Route 256 station 36+31.44;
- 5) North 02 degrees 41 minutes 43 seconds East, 75.47 feet to a point 60.00 feet right of Centerline Right of Way State Route 256 station 36+31.44;
- 6) South 87 degrees 18 minutes 17seconds East, 35.00 feet to a point 60 feet right of Centerline Right of Way State Route 256 station 36+66.44;
- 7) North 02 degrees 41 minutes 43 seconds East, 15.00 feet to a point on the proposed standard highway easement referenced as Parcel 20-SH from plan FAI-37-6.10, said point being 45.00 feet right of Centerline Right of Way State Route 256 station 36+66.44;

Thence along said proposed standard highway easement, North 87 degrees 18 minutes 17 seconds West, 111.45 feet to an iron pin to be set by Mead & Hunt, said pin being 45.00 feet right of Centerline Right of Way State Route 256 station 35+55,

Thence along the temporary easement referenced as Parcel 20-T from plan FAI-37-6.10 the following three (3) courses:

- 1) South 02 degrees 41 minutes 43 seconds West, 15.00 feet to a point 60.00 feet right of Centerline Right of Way State Route 256 station 35+55;
- 2) North 87 degrees 18 minutes 17 seconds West, 55.00 feet to a point 60.00 feet right of Centerline Right of Way State Route 256 station 35+00;
- 3) North 02 degrees 41 minutes 43 seconds East, 8.90 feet to a point on said proposed standard highway easement 20-SH, said point being 51.10 feet right of Centerline Right of Way State Route 256 station 35+00;

Thence along said standard highway easement 20-SH, South 86 degrees 21 minutes 43 seconds West, 35.31 feet to the **Point of Beginning**, containing 0.225 acres more or less of which present road occupies 0.000 acres, resulting in a net take of 0.225 acres;

The above described area is all within Fairfield County Permanent parcel Number 0490263200;

The iron pins to be set by Mead & Hunt are  $\frac{3}{4}$  inch diameter x 30-inch-long rebar with a 2 inch diameter aluminum cap marked ODOT R/W/ Mead & Hunt, Inc 8294. These pins to be set are not under my supervision and this exhibit is made in addition to and in realtion to plans prepared for the Ohio Department of Tansportation by Mead & Hunt names FAI-37-6.10, PID 110412. The Right of Way plans were signed on 9/11/2020. No research or investigation was made beyond this plan. The exhibit is not the result of a boundary survey and has not been made in accordance with O.A.C. 4733-37.



**EXHIBIT A**

RX 286 T


Page 3 of 3

Rev. 12/16

The documents used to prepare this description states: 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, PID 110412.

This description was prepared by Luke Walker, P.S. #8701 of The Ohio Department of Transportation and is not a boundary survey or made in accordance with O.A.C. 4733-37. This description is only based on record documents.

  
\_\_\_\_\_  
Luke Walker, P.S. #8701

3/24/2021

