

## DEED OF EASEMENT

### Temporary Easement 27-T7 Area: 0.168 Acre +/-

Situated in the State of Ohio, County of Pickaway, Township of Madison, and Located in Section 17, Township 10, Range 21, and being part of that 120.136 acre tract conveyed to Sunshine & Smooch LLC by deed of record found in OR Volume 0690, at Page 1243 and JCD Pickaway Farm LLC by deed of record found in OR Volume 611, at Page 2584 (all references refer to the records of the Recorder's Office, Pickaway County, Ohio) and being described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Airbase Road with the section line between Madison Township Section 17 and Section 18;

Thence South 04°00'18" West, leaving said centerline, for a distance of 22.51 feet to a point on a southerly right of way line of Airbase Road, said point being common to the northeasterly corner of a 30.3 acre tract conveyed to Teays Valley Local Board of Education by deed of record found in OR Volume 237, at Page 135 and the northwesterly corner of said 120.136 acre tract;

Thence South 04°00'18" West, along the easterly line of said 30.3 acre tract and the westerly line of said 120.136 acre tract, for a distance of 958.37 feet to a T-Bar found at the southwesterly corner of said 120.136 acre tract, said point being common to the northwesterly corner of a 139.000 acre tract conveyed to Scarbrough Farms FLP by deed of record found in OR Volume 0668, at Page 2740;

Thence South 04°00'18" East, along the southerly line of said 120.136 acre tract and the northerly line of said 139.000 acre tract, for a distance of 3350.91 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence North 04°25'21" East, through said 120.136 acre tract, for a distance of 43.87 feet to a point;

Thence South 85°34'39" East, through said 120.136 acre tract, for a distance of 171.48 feet to a point on an easterly line of said 120.136 acre tract being common to a westerly right of way line of Walnut Creek Pike;

Thence along said common line, by the arc of a curve to the left having a radius of 843.22 feet, a chord bearing of South 15°46'35" West, and a chord length of 44.74 feet, for an arc distance of 44.75 feet to a point on said common line;

Thence North 85°34'39" West, along the southerly line of said 120.136 acre tract and a northerly line of said 139.000 acre tract, for a distance of 162.67 feet to the **TRUE POINT OF BEGINNING**, and containing within said bounds 0.168 acres of land, more or less.

Bearings for the above description are based on the line found between the monument at the center of Rickenbacker Road at S.R. 762 – Ashville Pike and the monument found at the center of Rickenbacker Road at the township line between Harrison Township and Madison Township, being South 86°35'55" East as found by VRS/GPS survey performed on December 27, 2017.

This legal Description of the Easement Area is also depicted on the one (1) page attachment, Exhibit-A, which is fully incorporated for reference as if rewritten.

**Pickaway County Tax Parcel(s):**

**Prior Record Reference(s):**

**Street Address(es):**

**F16-0-001-00-054-00 (120.136 ac.)**

**O.R. Vol 0690, Page 1243**

**O.R. Vol 611, Page 2584**

**Recorder's Office, Pickaway County, OH**

**9543 Walnut Creek Pike, Groveport, OH 43125**