

DEED OF EASEMENT

Easement Area: 3.1734 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, said point being the **TRUE POINT OF BEGINNING**;

Thence South 86°05'38" East, along the northerly line of said 120.136 acre tract and a southerly right of way line of Airbase Road, for a distance of 5.67 feet to a point;

Thence South 85°59'15" East, continuing along the northerly line of said 120.136 acre tract and a southerly right of way line of said Airbase Road, for a distance of 1844.99 feet to a point;

Thence South 03°57'55" West, through said 120.136 acre tract, for a distance of 897.77 feet to a point;

Thence South 85°34'29" East, continuing through said 120.136 acre tract, for a distance of 1679.03 feet to a point on an easterly line of said 120.136 acre tract and a westerly right of way line of Walnut Creek Pike;

Thence along the easterly line of said 120.136 acre tract and a westerly right of way line of Walnut Creek Pike, by the arc of a curve to the left having a radius of 843.22 feet, a chord bearing of South 18°20'49" West, and a chord length of 30.91 feet, for an arc distance of 30.91 feet to a point;

Thence North 85°34'39" West, through said 120.136 acre tract, for a distance of 171.48 feet to a point;

Thence South 04°25'21" West, continuing through said 120.136 acre tract, for a distance of 43.87 feet to a point on the southerly line of said 120.136 acre tract being common with the northerly line of said 139.000 acre tract;

Thence North 85°34'39" West, along said common line, for a distance of 30.00 feet to a point;

Thence through said 120.136 acre, the following three (3) courses and distances:

- 1) North 04°25'21" East, for a distance of 43.87 feet to a point;
- 2) North 85°34'39" West, for a distance of 345.00 feet to a point;
- 3) South 04°25'21" West, for a distance of 43.87 feet to a point on the southerly line of said 120.136 acre tract being common with the northerly line of said 139.000 acre tract;

Thence North 85°34'39" West, along said common line, for a distance of 30.00 feet to a point;

Thence through said 120.136 acre, the following three (3) courses and distances:

- 1) North 04°25'21" East, for a distance of 43.87 feet to a point;
- 2) North 85°34'39" West, for a distance of 345.00 feet to a point;
- 3) South 04°25'21" West, for a distance of 43.87 feet to a point on the southerly line of said 120.136 acre tract being common with the northerly line of said 139.000 acre tract;

Thence North 85°34'39" West, along said common line, for a distance of 30.00 feet to a point;

Thence through said 120.136 acre, the following three (3) courses and distances:

- 1) North 04°25'21" East, for a distance of 43.87 feet to a point;
- 2) North 85°34'39" West, for a distance of 345.00 feet to a point;
- 3) South 04°25'21" West, for a distance of 43.87 feet to a point on the southerly line of said 120.136 acre tract being common with the northerly line of said 139.000 acre tract;

Thence North 85°34'39" West, along said common line, for a distance of 30.00 feet to a point;

Thence through said 120.136 acre, the following three (3) courses and distances:

- 1) North 04°25'21" East, for a distance of 43.87 feet to a point;
- 2) North 85°34'39" West, for a distance of 344.88 feet to a point;
- 3) South 04°25'21" West, for a distance of 43.87 feet to a point on the southerly line of said 120.136 acre tract being common with the northerly line of said 139.000 acre tract;

Thence North 85°34'39" West, along said common line, for a distance of 30.00 feet to a point;

Thence North 03°57'55" East, through said 120.136 acre tract, for a distance of 942.75 feet to a point;

Thence North 86°02'05" West, continuing through said 120.136 acre tract, for a distance of 1820.68 feet to a point on the easterly line of said 30.3 acre tract and the westerly line of said 120.136 acre tract;

Thence North 04°00'18" East, along the easterly line of said 30.3 acre tract and the westerly line of said 120.136 acre tract, for a distance of 30.17 feet to the **TRUE POINT OF BEGINNING**, and containing within said bounds 3.175 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):

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

Prior Record Reference(s):

O.R. Vol 0690, Page 1243

O.R. Vol 611, Page 2584

Street Address(es):

Recorder's Office, Pickaway County, OH

9543 Walnut Creek Pike, Groveport, OH 43125