

DEED OF EASEMENT

Temporary Easement 27-T2 Area: 3.237 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 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 86°05'38" East, along the northerly line of said 120.136 acre tract being common with the southerly right of way line of Airbase Road, for a distance of 5.67 feet to a point on said common line;

Thence South 85°59'15" East, along said common line, for a distance of 1844.99 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence South 85°59'15" East, along said common line, for a distance of 47.50 feet to a point on said common line;

Thence South 03°57'55" West, through said 120.136 acre tract, for a distance of 838.10 feet to a point;

Thence South 85°34'39" East, through said 120.136 acre tract, for a distance of 1650.48 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 21°31'49" West, and a chord length of 62.78 feet, for an arc distance of 62.79 feet to a point;

Thence North 85°34'29" West, through said 120.136 acre tract and along the proposed 60.00 foot Sanitary Sewer Easement, for a distance of 1679.03 feet to a point;

Thence North 03°57'55" East, through said 120.136 acre tract and along the proposed 60.00 foot Sanitary Sewer Easement, for a distance of 897.77 feet to a point on a southerly right of way line of Airbase Road, being common to a northerly line of said 120.136 acre tract, said point being the **TRUE POINT OF BEGINNING**, and containing within said bounds 3.237 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