

## **DEED OF EASEMENT**

### **Easement Area: 0.634 Acre +/-**

Situated in the State of Ohio, County of Pickaway, Township of Madison, and Located in Section 18, Township 10, Range 21, and being part of that 30.3 acre tract conveyed to Teays Valley Local Board of Education by deed of record found in Deed Volume 237, at Page 135 (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 said 30.3 acre tract and the northwesterly corner of a 120.136 acre tract conveyed to Sunshine & Smooch LLC by deed of record found in OR Volume 0690, at Page 1243, said point being the **TRUE POINT OF BEGINNING**;

Thence South 04°00'18" West, along an easterly line of said 30.3 acre tract being common with a westerly line of said 120.136 acre tract, for a distance of 60.00 feet to a point on said common line;

Thence North 86°05'38" West, through said 30.3 acre tract and along the proposed 60.00 foot Sanitary Sewer Easement line, for a distance of 471.81 feet to a point on an easterly right of way line of Airbase Road and a westerly line of said 30.3 acre tract;

Thence along a northerly line of said 30.3 acre tract and a southerly right of way line of Airbase Road, the following four (4) courses and distances:

- 1) North 03°49'45" East, for a distance of 11.66 feet to a point;
- 2) By the arc of a curve to the right having a radius of 43.00 feet, a chord bearing of North 48°52'04" East, and a chord length of 60.85 feet, for an arc distance of 65.39 feet to a point;
- 3) North 03°54'22" East, for a distance of 7.50 feet to a point;
- 4) South 86°05'38" East, for a distance of 428.98 feet to a point, said point being the **TRUE POINT OF BEGINNING**, and containing within said bounds 0.634 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):**

**F16-0-001-00-007-01 (30.3 ac.)**

**Deed Vol 237, Page 135**

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

**Airbase Road, Groveport, Ohio 43125**