

DEED OF EASEMENT

Easement Area: 0.489 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 11.0330 acre tract conveyed to Hart Columbus Logistics LLC by deed of record found in OR Volume 767, at Pages 5278 (all references refer to the records of the Recorder's Office, Pickaway County, Ohio) and being described as follows:

Commencing at a southeasterly corner of the Dedication of Rickenbacker Parkway West and East Plat of Record found in OR Volume 2, at Page 127 at the Recorders Office of Pickaway County, said corner being the northwesterly corner of said 11.033 acre tract, which is on the line between Harrison Township Section 13, Township 3, Range 22 and Madison Township Section 18, Township 10, Range 21;

Thence South 03°47'34" West, along said section line, for a distance of 37.17 feet to a point on said line, being the **TRUE POINT OF BEGINNING**;

Thence South 86°42'24" East, through said 11.033 acre tract, for a distance of 354.97 feet to a point on the easterly line of said 11.033 acre tract and a westerly right of way line of Heartland Court;

Thence South 03°33'51" West, along the easterly line of said 11.033 acre tract and a westerly right of way line of said Heartland Court, for a distance of 60.00 feet to a point on said common line;

Thence North 86°42'24" West, through said 11.033 acre tract, for a distance of 355.21 feet to a point on the westerly line of said 11.033 acre tract, which is common to the line between Harrison Township Section 13, Township 3, Range 22 and Madison Township Section 18, Township 10, Range 21;

Thence North 03°47'34" East, along said common line, for a distance of 60.00 feet to the **TRUE POINT OF BEGINNING**, and containing within said bounds 0.489 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):

F16-0-001-00-008-03 (11.0330 ac.)

Prior Record Reference(s):

O.R. Vol 767, Page 5278

Location:

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