

## **DEED OF EASEMENT**

### **Easement Area: 0.326 Acre +/-**

Situated in the State of Ohio, County of Pickaway, Township of Harrison, and Located in Section 13, Township 3, Range 22, and being part of that 87.02 acre tract conveyed to Norfolk Southern Railway Company and Southern Region Industrial Realty, Inc. by deed of record found in OR Volume 0607, at Page 2013 (all references refer to the records of the Recorder's Office, Pickaway County, Ohio) and being described as follows:

Commencing at the northwesterly corner of a 32.192 acre tract conveyed to BASF Corporation by deed of record found in OR Volume 0719, at Page 2330, being common to the northwesterly corner of the Rickenbacker Intermodal Campus South – Logistics Court & Lot 1 Plat of Record in OR Volume 2, at Page 363 in the Recorder's Office of Pickaway County, said point being on the easterly right of way line of S.R. 762 – Ashville Pike at the southerly right of way line of Rickenbacker Parkway;

Thence North 85°26'08" West leaving said right of way lines and proceeding across a 2.992 acre tract conveyed to Columbus Regional Airport Authority by deed of record found in OR Volume 0572, at Page 0615, for a distance of 670.75 feet to a point on the westerly line of said 2.992 acre tract, being a common line with an easterly line of said 87.02 acre tract, being the **TRUE POINT OF BEGINNING**;

Thence South 03°43'41" West, continuing with said common line, through said proposed 60 foot Sanitary Sewer Easement, for a distance of 60.79 feet to a point on the southerly line of said proposed 60 foot Sanitary Sewer Easement;

Thence North 77°01'11" West, through said 86.457 acre tract, for a distance of 302.64 feet to a point on a southerly line of an existing 70 foot Easement of record in OR Volume 625, at Page 2109;

Thence South 86°36'31" East, continuing along said existing 70 foot Easement, for a distance of 72.68 feet to a point;

Thence North 03°23'29" East, continuing along said existing 70 foot Easement, for a distance of 48.57 feet to a point;

Thence South 77°01'11" East, leaving said existing 70 foot Easement and proceeding through said 87.02 acre tract, for a distance of 229.29 feet to the **TRUE POINT OF BEGINNING**, and containing within said bounds 0.326 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):**

**D12-0-003-00-248-01 (87.02 ac.)**

**Prior Record Reference(s):**

**O.R. Vol 0607, Page 2013**

**Street Address(es):**

**Recorder's Office, Pickaway County, OH  
East S.R. 762, Lockbourne, Ohio 43137**