

MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO — WASHINGTON C.H. — LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S. — Thomas E. Partell, P.S. — Jason C. McConaughy, P.S. — Douglas L. Kames, AIA

EXHIBIT C

File No. S22-764
January 17, 2023

LEGAL DESCRIPTION

L&E Limited Corporation
Shared Access Point Easement #1

Situated in the Townships of Brown and Prairie, County of Franklin, State of Ohio, being a part of V.M.S. No. 2605, being a part (0.011 acre) of what remains of an original 22.75 acres "Second Tract" and all that remains (0.010 acre) of the original 1 acre tract as conveyed to L&E Limited Corporation and recorded in Official Record 30277, Page B05 of the Franklin County Recorder's Office, being a shared access point easement and being further bounded and described as follows:

Commencing at Franklin County centerline monument box #3342 (found) 3.6 feet east of the centerline of the existing pavement of Hubbard Road (County Road No. 140-60' width) marking the true intersection of Hubbard Road and Dellinger Road (FRA C.R. 147-Varies), said monument box marking the southwesterly corner of a 0.116 acre "1 WD" as conveyed to the County of Franklin (D.B. 3314, Page 19) and bears S 62°51'36" W, a distance of 2035.51 feet from Franklin County centerline monument box #5042;

thence with a commencement line N 51°25'47" E, a distance of 201.84 feet to a point marking the true point of beginning of the tract of easement herein described;

thence with an easement line for the next 3 calls:

- 1) N 21°09'09" W, a distance of 30.00 feet to a point;
- 2) N 62°51'36" E, a distance of 30.16 feet to a point;

3) S 21°09'09" E, a distance of 30.00 feet to a point in the northerly line of Dellinger Road (FRA C.R. 147) and being the northerly line of a 1.649 acres "10 WD" as conveyed to the Franklin County Commissioners Franklin County, Ohio (O.R. 21964, Page C12);

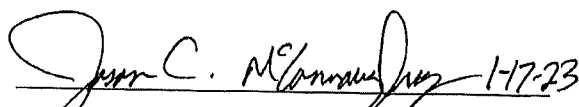
thence with the northerly line of Dellinger Road and the northerly line of the aforesaid 1.649 acres "10 WD" S 62°51'36" W, a distance of 30.16 feet to the true point of beginning, containing 0.021 acres within said easement.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 273° 06' 28.2") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "2001" and derived from GPS observations taken April 13, 2022, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System) with a localized bearing (S 62°51'36" W) of the centerline of Dellinger Road (Township Road Record 1, Page 258-263) between Franklin County Centerline Monuments FCGS 5042 and FCGS 3342.

Land surveyed in April 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-764 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".


Jason C. McConnaughey, P.S. 8509 Date 1-17-23

