

EXHIBIT 'C'  
COMMUNITY DETENTION  
POND

DESCRIPTION OF  
ACCESS AND STORMWATER POND EASEMENTS  
BCGOLF LIMITED PARTNERSHIP LAND  
BEAVERCREEK, OHIO  
OCTOBER 30, 2001



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**ACCESS EASEMENT**

Situate in Section 23, Township 3, Range 7 of the M.R.s., City of Beavercreek, County of Greene, State of Ohio, and being an access easement over a tract of land conveyed to BCGolf Limited Partnership as recorded in Official Record Volume 888, Page 116 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Greene County Recorders Office, unless noted otherwise) and being more particularly described as follows:

Commencing for reference at the intersection of the centerline of Varner Drive and the centerline of New Germany Trebein Road;

thence along the centerline of said New Germany Trebein Road, North eighty-four degrees forty-five minutes thirty-seven seconds West ( $N84^{\circ}45'37''W$ ) for one thousand nine hundred thirty-six and  $45/100$  feet (1936.45');

thence departing said centerline, South five degrees fourteen minutes twenty-three seconds West ( $S05^{\circ}14'23''W$ ) for fifty and  $00/100$  feet (50.00') to a westerly corner of said BCGolf Limited Partnership land, said westerly corner being also an easterly corner of a tract of land conveyed by deed The City of Beavercreek as recorded in Official Record Volume 888, Page 244, said corner being also in the south right-of-way line of said New Germany Trebein Road;

thence along the common lines to said City of Beavercreek land and BCGolf Limited Partnership land for the following four (4) courses:

1. South twenty-nine degrees twenty-seven minutes forty seconds East ( $S29^{\circ}27'40''E$ ) for eight hundred five and  $96/100$  feet (805.96');
2. South sixty-one degrees thirty minutes thirty seconds East ( $S61^{\circ}30'30''E$ ) for seven hundred seventy-eight and  $45/100$  feet (778.45');
3. South twenty-seven degrees six minutes forty-eight seconds West ( $S27^{\circ}06'48''W$ ) for one hundred three and  $61/100$  feet (103.61');

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4. South twenty-nine degrees nineteen minutes thirty-six seconds East (S29°19'36"E) for one hundred fifty-four and 10/100 feet (154.10') to the **TRUE POINT OF BEGINNING** of the herein described easement;

thence over said BCGolf Limited Partnership land for the following nine (9) courses:

1. North sixty-two degrees twenty-nine minutes forty-one seconds East (N62°29'41"E) for one hundred eighty-five and 94/100 feet (185.94');
2. South eighty-four degrees thirty-four minutes fifty-eight seconds East (S84°34'58"E) for one hundred fourteen and 25/100 feet (114.25');
3. South four degrees fifty-two minutes twenty-eight seconds West (S04°52'28"W) for four hundred twenty-eight and 90/100 feet (428.90');
4. South twenty-nine degrees two minutes fifteen seconds West (S29°02'15"W) for eighty-two and 81/100 feet (82.81');
5. North twenty-eight degrees fifty minutes twenty seconds West (N28°50'20"W) for thirty-five and 42/100 feet (35.42') to a point hereinafter referred to as Point "A";
6. North twenty-nine degrees two minutes fifteen seconds East (N29°02'15"E) for fifty-seven and 56/100 feet (57.56');
7. North four degrees fifty-two minutes twenty-eight seconds East (N04°52'28"E) for three hundred ninety-two and 76/100 feet (392.76');
8. North eighty-four degrees thirty-four minutes fifty-eight seconds West (N84°34'58"W) for seventy-five and 67/100 feet (75.67');
9. South sixty-two degrees twenty-nine minutes forty-one seconds West (S62°29'41"W) for one hundred seventy-six and 12/100 feet (176.12') to a point in a easterly line of said City of Beavercreek land, said line being also a westerly line of said BCGolf Limited Partnership land;

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thence along the common line to said City of Beavercreek land and said BCGolf Limited Partnership land, North twenty-nine degrees nineteen minutes thirty-six seconds West (N29°19'36"W) for thirty and 02/100 feet (30.02') to the **TRUE POINT OF BEGINNING.**

**ALSO: A STORMWATER POND EASEMENT**

Situate in Section 23, Township 3, Range 7 of the M.R.s., City of Beavercreek, County of Greene, State of Ohio, and being a stormwater pond easement over a tract of land conveyed to BCGolf Limited Partnership as recorded in Official Record Volume 888, Page 116 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Greene County Recorders Office, unless noted otherwise) and being more particularly described as follows:

Beginning at the aforementioned Point "A" in said BCGolf Limited Partnership land;

thence over said BCGolf Limited Partnership land for the following four (4) courses:

1. South twenty-eight degrees fifty minutes twenty seconds East (S28°50'20"E) for two hundred nineteen and 84/100 feet (219.84');
2. South thirteen degrees fifty-one minutes twenty seconds West (S13°51'20"W) for sixty-seven and 00/100 feet (67.00');
3. North eighty-six degrees forty-four minutes forty-five seconds West (N86°44'45"W) for one hundred eighty-two and 96/100 feet (182.96');
4. North thirty-four degrees thirty-six minutes thirty-one seconds West (N34°36'31"W) for two hundred five and 96/100 feet (205.96') to a point in a southeasterly line of said City of Beavercreek land, said line being also a southwesterly line of said BCGolf Limited Partnership land;

thence along the common line to said City of Beavercreek land and said BCGolf Limited Partnership land, North sixty-one degrees twenty-eight minutes fifty-one seconds East (N61°28'51"E) for eighty and 89/100 feet (80.89');

thence departing said common line and over said BCGolf Limited Partnership land, North seventy-four degrees fourteen minutes nineteen seconds

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East (N74°14'19"E) for one hundred forty-three and 99/100 feet (143.99') to the  
TRUE POINT OF BEGINNING.

This description was prepared from record information, with bearings based upon  
Deed Volume 888, Page 244.

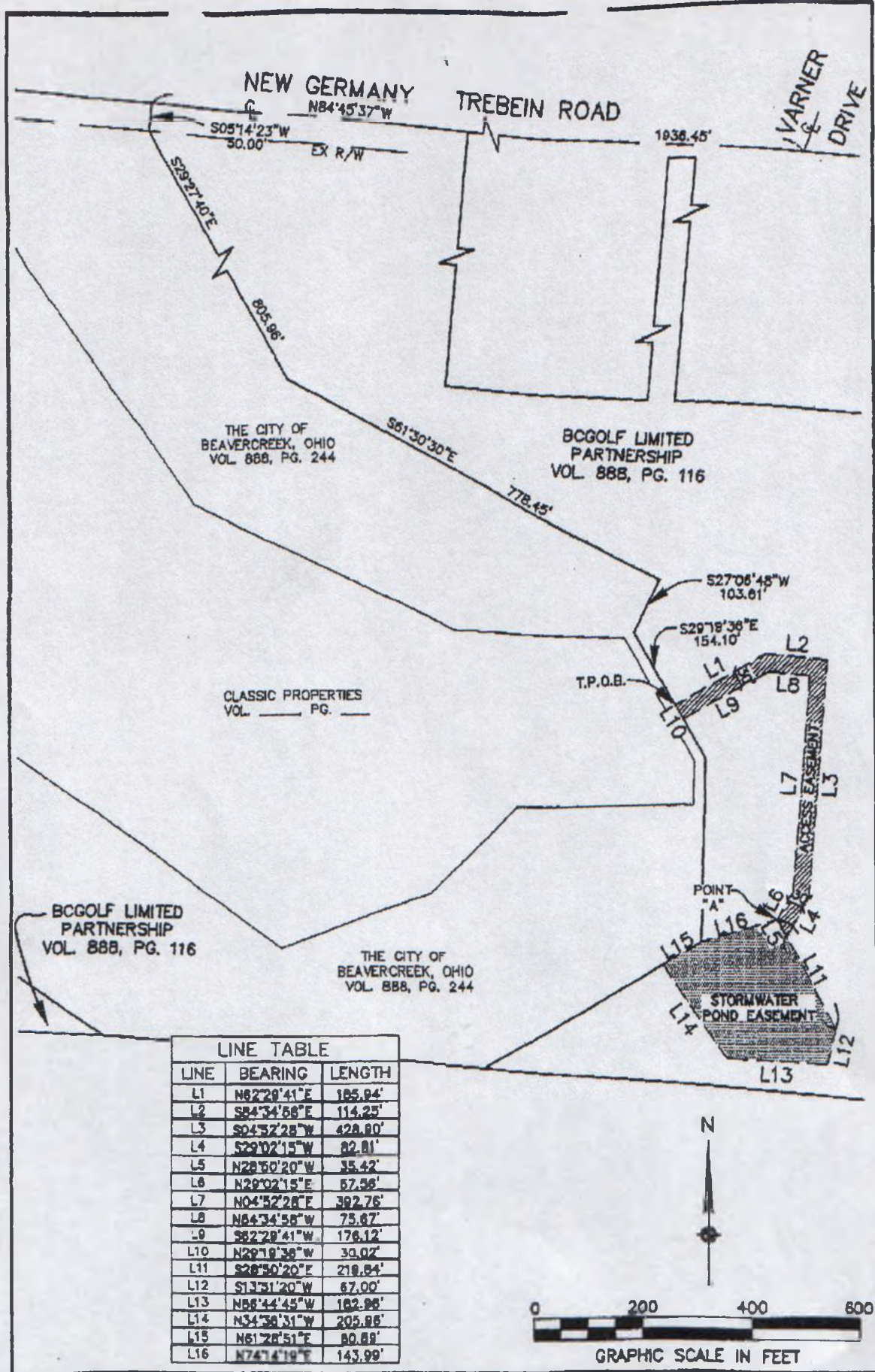
Woolpert LLP

*Paul F. MacCallum*

Paul F. MacCallum  
Ohio Professional Surveyor #7561



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**LINE TABLE**

LINE	BEARING	LENGTH
L1	N82°29'41"E	185.84'
L2	S84°34'58"E	114.25'
L3	S04°52'28"W	428.80'
L4	S29°02'15"W	82.81'
L5	N28°50'20"W	35.42'
L6	N29°02'15"E	67.99'
L7	N04°52'28"E	392.76'
L8	N84°34'58"W	73.87'
L9	S82°29'41"W	176.12'
L10	N29°18'38"W	39.02'
L11	S28°50'20"E	218.84'
L12	S13°31'20"W	67.00'
L13	N58°44'45"W	182.88'
L14	N54°38'31"W	205.88'
L15	N61°28'51"E	80.89'
L16	N74°14'19"E	143.99'

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**ACCESS AND STORMWATER  
 POND EASEMENTS  
 THE WOODLANDS AT  
 CANTERBURY TRAILS  
 SECTION 23, TOWNSHIP 3, RANGE 7**

PROJECT NO.  
 59208.06.017  
 DATE 10/30/01  
 DR. SSJ  
 SHT. # 1 OF 1