

EASEMENT DEED

CONN-COFFMAN DEVELOPMENT CORPORATION, an Ohio corporation hereby grants to THE POINTE AT BECKETT HOME OWNERS ASSOCIATION, an Ohio nonprofit corporation, certain Private Drainage Easements, Landscape Easements and Entrance Structure Maintenance Easements as set forth on the recorded plat of The Pointe At Beckett, Plat Envelope 2050 A-D Butler County Recorder's Plat Records;

By acceptance of this Easement Deed, THE POINTE AT BECKETT HOME OWNERS ASSOCIATION agrees to maintain such easements and any structures thereon in accordance with the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Pointe at Beckett Home Owners Association recorded in Deed Volume 1735, page 649, and the criteria, regulations and guidelines set forth by the Butler County Engineer. By acceptance of such responsibility, the Association shall not be liable for any damage caused by surface water, erosion, landslide or other similar causes, unless such damage was approximately caused by the Association's failure to exercise ordinary care in carrying out its duties and responsibilities.

The Association may dedicate such easements to the County or other governmental body in the event that such dedication becomes possible in accordance with the laws of the State of Ohio.

IN WITNESS WHEREOF, the parties have hereunto set their hands, this 25th day of September, 1991.

Signed and Acknowledged in the Presence of:

Carol A. Griffith
Shirley A. Blainor

RECEIVED BY CONN-COFFMAN DEVELOPMENT CORP. JOYCE B. HALE, RECORDS & BUTLER COUNTY CLERK. By: Raymond A. Conn, President. 91 OCT -7 AM 9:21. RECORD Deed. By: Ronald D. Coffman, Secretary.

STATE OF OHIO )
COUNTY OF BUTLER ) ss:

The foregoing instrument was acknowledged before me this 25th day of September, 1991, by Raymond Conn, President and Ronald D. Coffman, Secretary of Conn-Coffman Development Corporation, an Ohio corporation, on behalf of the corporation.

Carol A. Griffith
Notary Public

This Instrument Prepared By James A. Matre, Attorney at Law.

CAROL A. GRIFFITH
Notary Public, State of Ohio
My Commission Expires June 10, 1994

TRANSFER NOT NECESSARY
JAMES M. BROWN
BY 10-4-91 (52) DEPT.
AUDITOR BUTLER CO OHIO

