

DESCRIPTION OF 2.197 ACRE TRACT OF LAND LOCATED EAST OF SHAWAN FALLS DRIVE AND NORTH OF WEST BRIDGE STREET (STATE ROUTE 161), IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Virginia Military Survey No. 2524, containing 2.197 acres of land, more or less, said 2.197 acres being part of that 10.000 acre tract of land described in the deed to Dublin Properties, Inc., of record in Deed Book 3508, Page 206, Recorder's Office, Franklin County, Ohio, said 2.197 acres of land being more particularly described as follows:

Beginning at the centerline of intersection of West Bridge Street (U.S. 33 and S.R. 161) and Shawan Falls Drive (60 feet in width) as said intersection is shown on the right-of-way plan of FRA-270-747N; thence N-10°55'56"W, with the centerline of said Shawan Falls Drive, a distance of 197.92 feet to a point of curvature; thence continuing with said centerline, the same being the arc of a curve to the right having a radius of 200.00 feet, a central angle of 10°00'00" and a chord that bears N-5°55'56"W, a chord distance of 34.86 feet to the point of tangency; thence N-0°55'56"W, with the centerline of said Shawan Falls Drive, a distance of 79.32 feet to a point; thence N-89°04'04"E, at right angles to said centerline, a distance of 30.00 feet to a 5/8-inch solid iron pin found in the easterly right-of-way line of Shawan Falls Drive, as the same is shown and delineated upon the recorded plat of Easement and Dedication Plat of Shawan Falls Drive, of record in Plat Book 61, Page 94, Recorder's Office, Franklin County, Ohio, said iron pin being at the true point of beginning;

Thence from said true point of beginning, with the easterly right-of-way line of said Shawan Falls Drive, the following three (3) courses and distances:

- 1.) N-0°55'56"W, crossing a 5/8-inch diameter solid iron pin found at a distance of 41.30, a total distance of 90.80 feet to a 5/8-inch diameter iron pin found at a point of curvature,
- 2.) northwarily with the arc of a curve to the right having a radius of 345.00 feet, a central angle of 32°07'58" and a chord that bears N-15°08'03"E, a chord distance of 190.96 feet to a 5/8-inch diameter solid iron pin found at the point of tangency;
- 3.) N-31°12'02"E, a distance of 137.00 feet to a 5/8-inch diameter solid iron pin found at the southwesterly corner of that 1.3290 acre tract of land described in the deed to Biscar Properties, of record in Official Record 14353J01, Recorder's Office, Franklin County, Ohio;

Thence S-67°13'50"E, with the southeasterly line of said 1.3290 acre tract, a distance of 290.23 feet to a concrete nail set at the southeasterly corner of said 1.3290 acre tract, the same being at a northwesterly corner of that tract of land described in the deed to The Board of Education of Washington Township Rural School District, of record in Deed Book 1169, Page 163, Recorder's Office, Franklin County, Ohio,

Thence with the westerly and southerly boundary of said The Board of Education of Washington Township Rural School District (D.B. 1169, P. 163) tract and with the easterly and northerly boundary of said 10.000 acre tract, the following four courses and distances:

- 1.) S-5°53'04"W, a distance of 65.00 feet to a concrete nail set;
- 2.) S-84°06'56"E, a distance of 14.00 feet to a concrete nail set;
- 3.) S-5°53'04"W, a distance of 16.00 feet to a concrete nail set;
- 4.) S-84°06'56"E, a distance of 21.00 feet to a 3/4-inch (I.D.) iron pipe set in a westerly line of that 14.227 acre tract of land described in the deed to the Board of Education of the Washington Township School District, of record in Deed Book 2855, Page 65, Recorder's Office, Franklin County, Ohio,

Thence S-13°57'04"W, with a westerly line of said 14.227 acre tract and with an easterly line of said 10.000 acre tract, a distance of 42.28 feet to a 3/4-inch (I.D.) iron pipe set at a northeasterly corner of that 0.858 acre tract of land described in the deed to West Bridge Associates, of record in Official Record 66777C08, Recorder's Office, Franklin County, Ohio;

Thence S-69°53'08"W, with the northwesterly line of said 0.858 acre tract, a distance of 249.59 feet to a 3/4-inch (I.D.) iron pipe set at the northwesterly corner of said 0.858 acre tract the same being the northeasterly corner of that 1.460 acre tract of land described in the deed to Carolyn R. Nash, Trustee, of record in Official Record 30706A09, Recorder's Office, Franklin County, Ohio;

Thence S-67°47'39"W, with the northwesterly line of said 1.460 acre tract, a distance of 182.45 feet to the true point of beginning and containing 2.197 acres of land, more or less.

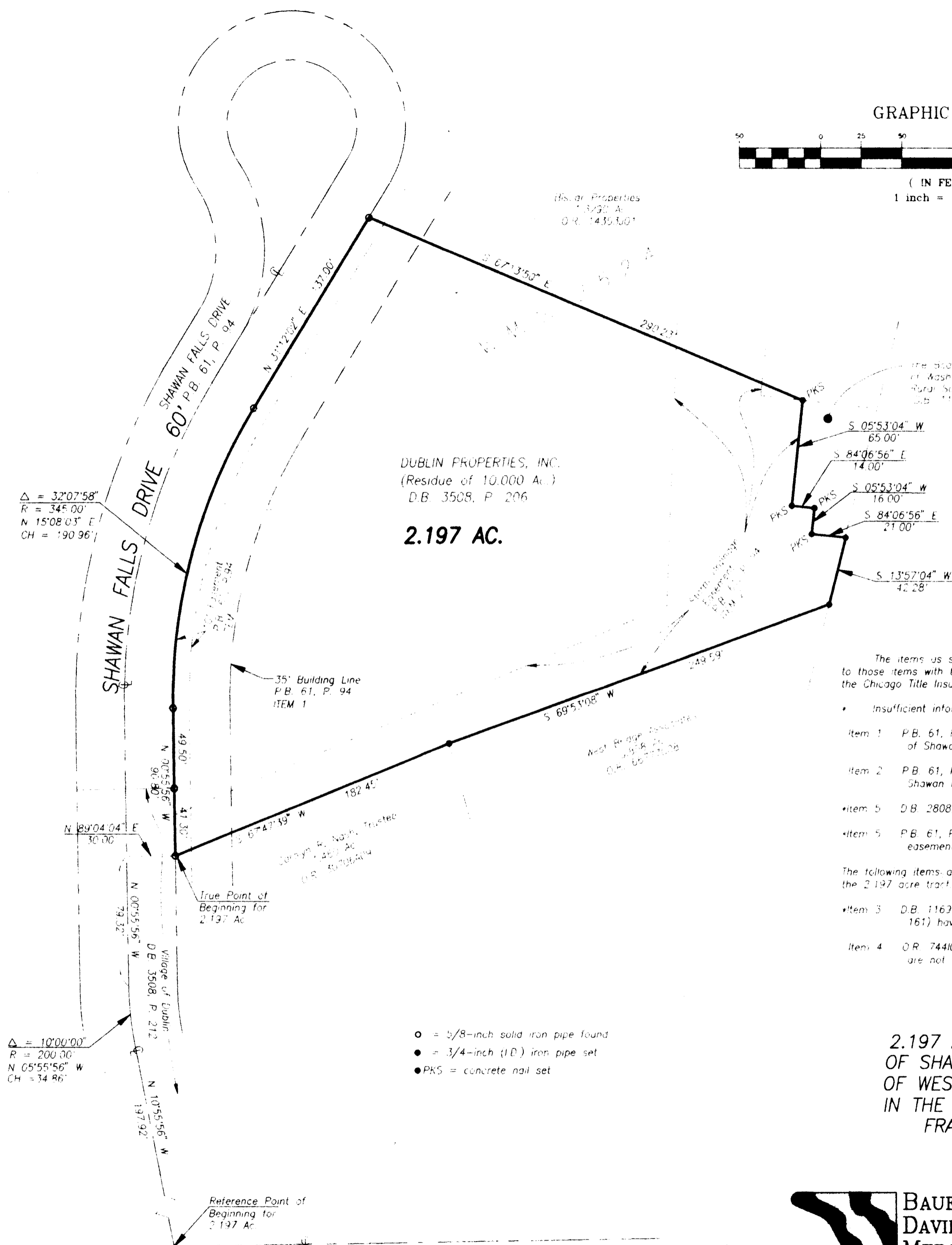
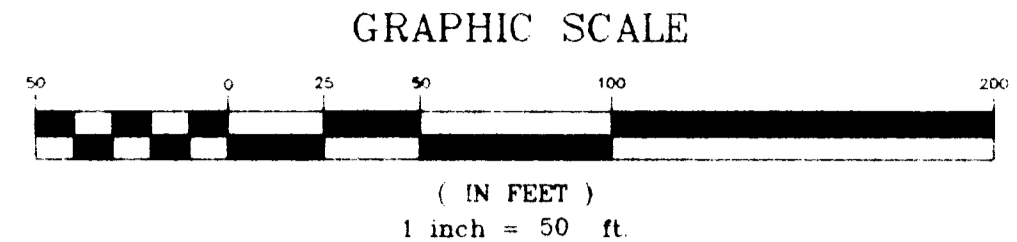
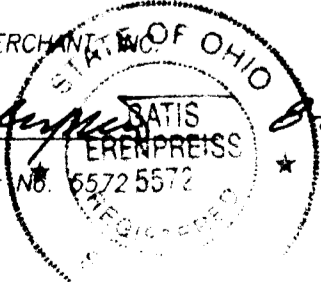
Subject to all rights-of-way, easements and restrictions, if any, of previous record

We hereby state that the foregoing description was prepared from information obtained from an actual field survey, conducted by Bauer, Davidson & Merchant, Inc. in July of 1996

The bearings referred to in the hereinabove description are based on the bearing N-31°12'02"E for the centerline of Shawan Falls Drive as the same is shown and delineated upon said recorded plat of Easement and Dedication Plat of Shawan Falls Drive, of record in Plat Book 61, Page 94, Recorder's Office, Franklin County, Ohio;

BAUER, DAVIDSON & MERCHANT, INC. OF OHIO
Consulting Engineers

By *Gatis Erenpreiss*
Gatis Erenpreiss
Professional Surveyor No. 65725572



DUBLIN PROPERTIES, INC.
(Residue of 10.000 Ac.)
D.B. 3508, P. 206

2.197 AC.

the Board of Education of Washington Township Rural School District (D.B. 1169, P. 163)
The Board of Education of Washington Township School District (D.B. 2855, P. 65)

EASEMENT REFERENCE

The items as shown on this survey of 2.197 acre tract of land correspond to those items with the same number that are shown in Schedule B - Section 2 of the Chicago Title Insurance Company Commitment Number 96150228 (DOM)

- Insufficient information to plot this item on the map.
 - Item 1: P.B. 61, P. 94 Building setback lines as shown on the recorded plat of Shawan Falls Drive
 - Item 2: P.B. 61, P. 94 Utility easements as shown on the recorded plat of Shawan Falls Drive
 - Item 5: D.B. 2808, P. 609 Restrictive agreement as to usage and signage
 - Item 5: P.B. 61, P. 94 Restriction as to buildings over storm drainage easement
- The following items are not applicable or are not located within the limits of the 2.197 acre tract:
- Item 3: D.B. 1163, P. 163 Rights to use a lane to Dublin-Plain City Pike (S.R. 161) have expired
 - Item 4: O.R. 744106 Sanitary sewer easements granted to the Village of Dublin are not located in the 2.197 acre tract

BOUNDARY SURVEY MAP
OF
2.197 ACRES OF LAND LOCATED EAST OF SHAWAN FALLS DRIVE AND NORTH OF WEST BRIDGE STREET (S.R. 161) IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

- = 5/8-inch solid iron pipe found
- = 3/4-inch (I.D.) iron pipe set
- PKS = concrete nail set

WEST BRIDGE STREET (U.S. 33 AND S.R. 161)

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

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