



Situate in the State of Ohio, County of Franklin, Village of Dublin, being in the Third Quarter of Township 2 North, Range 19, West United States Military Lands and being part of the original 9.356 acre tract of record in Deed Book 3672, Page 531, all of the 1.397, 2.626, 1.817 acre tracts of record in Deed Book 3672, Pages 529, 234 and 537, all of the 0.332 acre tract of record in Deed Book 3718, Page 409, and all of the 1.422 acre tract (Parcel 1) and 0.213 acre tract (Parcel 2) of record in Deed Book 3719, Page 815, all of the above mentioned tracts being conveyed to VILLAGE SQUARE CENTER LTD. and also being all of the 0.911 acre tract conveyed to VILLAGE SQUARE ASSOCIATION by deed of record in ORI28116, all of the said Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the point of intersection of the southerly right-of-way line of Dale Drive (60 feet in width) with the easterly line of the said 9.356 acre tract of record in Deed Book 3672, Page 531 said point also being the northwesterly corner of Lot No. 1 of "DALE CENTER" as shown of record in Plat Book 58, Pages 81 and 82;

Thence S 11° 37' 53" E, a distance of 882.18 feet, along the common line to the said original 9.356 acre tract and "DALE CENTER" to an iron pin at the southwesterly corner of Lot No. 2 of "DALE CENTER" said iron pin also being in the northerly right-of-way line of State Route 161;

Thence S 5° 30' 45" W, a distance of 43.60 feet, to a point in the centerline of said State Route 161 at the southeasterly corner of the said Parcel 1;

Thence the following two (2) courses and distances along the centerline of State Route 161 and the southerly line of said Parcel 1 and 1.397, 2.626 and 1.817 acre tracts:

1. Thence N 84° 29' 15" W, a distance of 515.00 feet to an angle point;
2. Thence N 51° 58' 15" W, a distance of 205.75 feet, to a point in the centerline of State Route 257 at a southwesterly corner of said 1.817 acre tract;

Thence the following three (3) courses and distances along the centerline of State Route 161 and the westerly line of the said 1.817, 0.332, 9.356 and 0.911 acre tracts:

1. Thence N 10° 46' 56" W, a distance of 331.26 feet, to an angle point;
2. Thence N 11° 18' 00" W, a distance of 325.87 feet, to an angle point;
3. Thence N 13° 50' 25" W, a distance of 50.56 feet to a point;

Thence N 76° 09' 35" E, a distance of 54.77 feet, to a point in the easterly right-of-way line of said State Route 257 and the southerly right-of-way line of said Dale Drive;

Thence the following four (4) courses and distances along the southerly right-of-way line of said Dale Drive:

1. Thence along a curve to the right having a radius of 20.00 feet a central angle of 90° 00' 00" the chord to which bears N 31° 09' 35" E, a chord distance of 28.28 feet, to a point of tangency;
2. Thence N 76° 09' 35" E, a distance of 108.87 feet, to a point of curvature;
3. Thence along a curve to the right having a radius of 370.00 feet a central angle of 19° 43' 42" the chord to which bears N 86° 01' 26" E, a chord distance of 126.77 feet, to a point of tangency;
4. Thence S 84° 06' 43" E, a distance of 321.81 feet, to the point of beginning containing 13.081 acres, more or less, of which 2.031 acres, more or less, lies within the right-of-way of State Routes 161 and 257 and being subject to all easements, restrictions and rights-of-way of record.

Situate in the State of Ohio, County of Franklin, Village of Dublin, being in the Third Quarter of Township 2 North, Range 19, West, United States Military Lands and being part of the original 9.356 acre tract conveyed to VILLAGE SQUARE CENTER LTD. by deed of record in Deed Book 3672, page 531 records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at an iron pin at the point of intersection of the southerly right-of-way line of Dale Drive (60 feet in width) with the easterly line of the said 9.356 acre tract said point also being the northwesterly corner of Lot No. 1 of "DALE CENTER" as shown of record in Plat Book 58, Pages 81 and 82;

Thence N 11° 37' 53" W, a distance of 62.92 feet, along the easterly line of the said 9.356 acre tract to an iron pin in the northerly right-of-way line of Dale Drive said point being the point of true beginning for the herein described tract;

Thence the following four (4) courses and distances along the northerly right-of-way line of Dale Drive (as shown of record in said Plat Book 58, Pages 81 and 82):

1. Thence N 84° 06' 43" W, a distance of 321.81 feet, to a point of curvature;
2. Thence along a curve to the left having a radius of 430.00 feet a central angle of 19° 43' 42", the chord to which bears N 86° 01' 26" W, a chord distance of 126.77 feet, to a point of tangency;
3. Thence S 76° 09' 35" W, a distance of 108.87 feet, to a point of curvature;
4. Thence along a curve to the right having a radius of 20.00 feet a central angle of 90° 00' 00" the chord to which bears N 58° 50' 25" W, a chord distance of 28.28 feet to a point in the easterly right-of-way line of State Route 257;

Thence S 76° 09' 35" W, a distance of 54.77 feet, to a point in the westerly line of the said original 9.356 acre tract;

Thence N 13° 50' 25" W, a distance of 180.00 feet, along the westerly line of the said original 9.356 acre tract to a common corner to the said original 9.356 acre tract and the 0.34 acre tract conveyed to David A. Thomas by deed of record in Deed Book 3492, Page 869;

Thence the following two (2) courses and distances along the common lines to said original 9.356 acre tract and the 0.34 acre tract:

1. Thence N 77° 40' 45" E, a distance of 227.87 feet, to a point at the southwesterly corner of said 0.34 acre tract;
2. Thence N 14° 36' 15" W, a distance of 29.64 feet, to a point at a common corner to said original 9.356 acre tract and the 0.34 acre tract said point also being in the southerly line of the 51.77 acre tract (Parcel 7) conveyed to City National Bank and Trust Company, Trustee by deed of record in Deed Book 3774, Page 888;

Thence S 84° 06' 43" E, a distance of 438.11 feet, along the common line to said original 9.356 acre tract and the 51.77 acre tract to a point at the northeasterly corner of said original 9.356 acre tract;

Thence S 11° 37' 53" E, a distance of 209.73 feet, along the easterly line of said original 9.356 acre tract to the point of true beginning containing 3.004 acres, more or less, of which 0.219 acres, more or less, lies within the right-of-way of State Route 257 and being subject to all easements and restrictions of record.

NOTE: THESE ARE 495 LINED PARKING SPACES AND BLACKTOP AREA FOR 46 (more or less) ADDITIONAL PARKING SPACES.

NOTE: EXCEPT AS NOTED, THE UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAT UTILIZE UNDERGROUND SERVICE.

NOTES EASEMENT TO: OHIO BELL OF RECORD IN D.B. 1033 Pgs. 165 LIES WITHIN THE RIGHT-OF-WAY OF S.R. 257
THE SUBJECT 2.334 AC. TRACT IS SUBJECT TO THE RECIPROCAL EASEMENTS & PARTY WALL AGREEMENT OF RECORD IN D.B. 3629, Pg. 227, D.B. 3719 Pgs. 786 & 806

"TO: The Adirondack Corporation; Lawyers Title Insurance Corporation and Union Mutual Life Insurance Company;
I hereby certify that on the 25 day of March, 1986

- a. this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance thereon to the nearest facing exterior property lines of the subject property, (ii) the location of all right-of-way, easements, and any other matters of record (or not of record) affecting or benefiting the subject property, providing access to the subject property, together with the name thereof, and (v) all other significant items on the subject property;
- b. except as set forth herein there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on any easements or on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions. The exceptions to the above statements are as follows: (Encroachments on easements as shown on attached plat);
- c. Adequate ingress to and egress from the subject property is provided by SR 161, SR 257 and Dale Drive, the same being paved, dedicated public right(s)-of-way maintained by Village of Dublin;
- d. All required building set-back lines on the subject property are located as shown hereon.

Property is in Zone C (Areas of minimal flooding) on Flood Insurance Rate Map, Panel 6 of 6, Village of Dublin, Community Panel #3906730006 B, dated June 4, 1980.
Easement information is as per Lawyer Title Insurance Corporation, Commitment No. CR 30266 Amended January 29, 1986.

R. D. ZANDE & ASSOCIATES, LIMITED
Ray W. Pennington
Registered Surveyor No. 6096

**SURVEY OF
13.081 AND 3.004 ACRES
3RD QTR. OF TWP. 2 N., R. 19-W U.S.M. LANDS
VILLAGE OF DUBLIN, OH.
SCALE: 1" = 40'
PREPARED BY
R.D. ZANDE & ASSOC., LTD.**