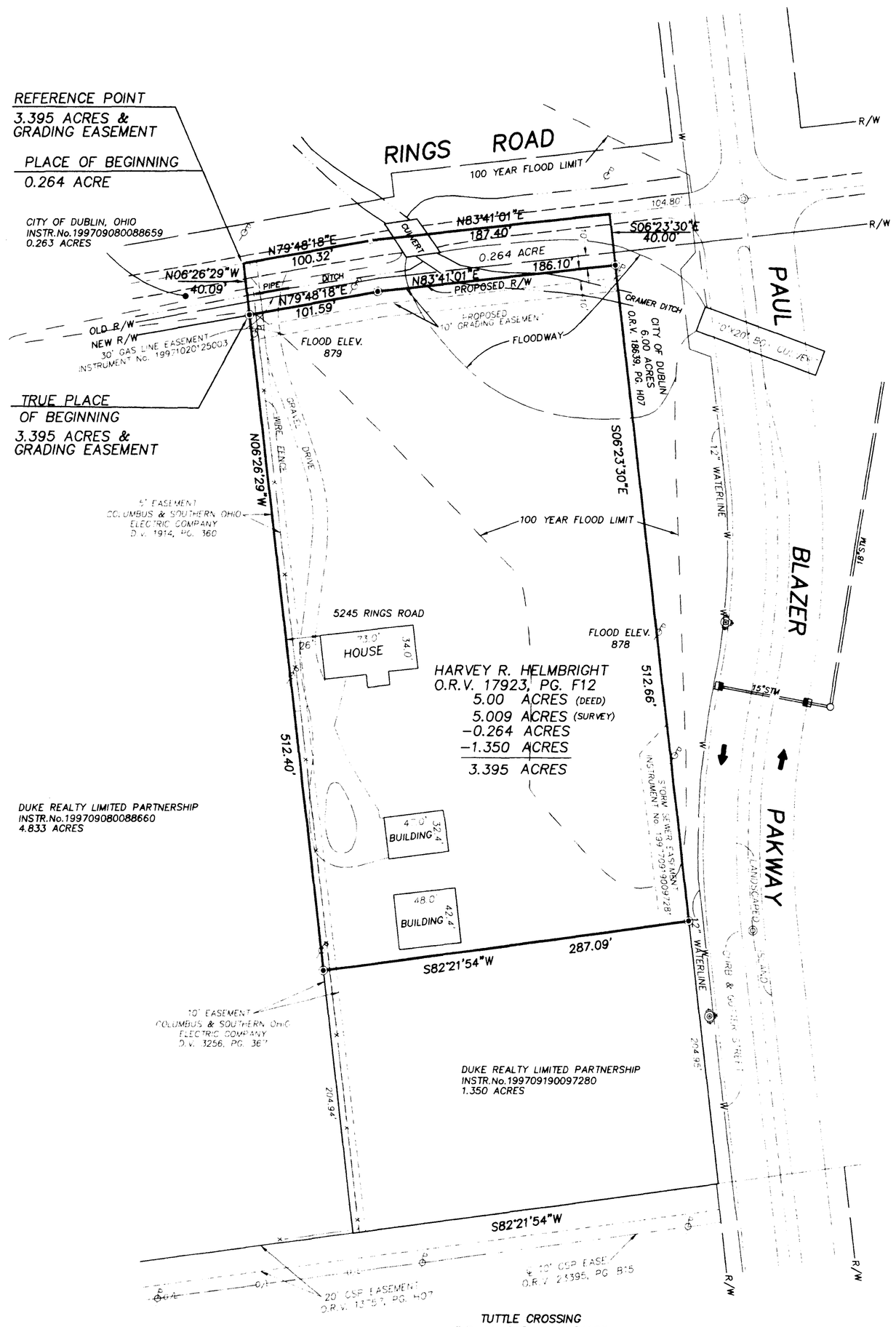


TUTTLE CROSSING
P.B. 71, PGS. 101,102&103
RESERVE "A"

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- RAILROAD SPIKE FOUND
- IRON PIN SET (M-E ENG/S6872)
- HIGHWAY MONUMENT FOUND
- IRON PIN FOUND
- FIRE HYDRANT
- UTILITY POLE
- W — WATERLINE
- STORM SEWER INLET
- STORM MANHOLE

DESCRIPTION OF A GRADING EASEMENT SOUTH OF RINGS ROAD WEST OF PAUL BLAZER PARKWAY DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey No. 4852, being a strip of land located within that 5.00 acre tract of land as described in a deed to Harvey R. Helmbright, of record in Official Records Volume 17923, Page F12, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a point in the centerline of Rings Road, width varies, at the northwesterly corner of said 5.00 acre tract; thence South 6° 26' 29" East, along the westerly line of said 5.00 acre tract, a distance of 40.09 feet to the TRUE PLACE OF BEGINNING;

Thence through said 5.00 acre tract, along the new Rings Road right-of-way line the following courses:

1. *North 79° 48' 18" East, a distance of 101.59 feet to an angle point;*
2. *North 83° 41' 01" East, a distance of 186.10 feet to a point in the easterly line of said 5.00 acre tract;*

Thence South 6° 23' 30" East, along said easterly line, a distance of 10.00 feet to a point;

Thence again through said 5.00 acre tract the following courses:

1. *South 83° 41' 01" West, a distance of 185.77 feet to an angle point;*
2. *South 79° 48' 18" West, a distance of 101.91 feet to a point in the westerly line of said 5.00 acre tract;*

Thence North 6° 26' 29" West, along said westerly line, a distance of 10.02 feet to the TRUE PLACE OF BEGINNING.

NOTES

THE SITE SHOWN HEREON IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP PANEL No. 39049C0109 G, DATED 8/2/95.

BEARINGS HEREON ARE BASED ON A BEARING OF SOUTH 82° 21' 54" WEST FOR THE NORTH LINE OF RESERVE "A", AS SHOWN AND DELINEATED UPON THE PLAT "TUTTLE CROSSING", RECORDED IN PLAT BOOK, 71, PAGES 101, 102 AND 103.

THIS SURVEY WAS PREPARED FROM A FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, TITLE FIRST AGENCY FILE No. 75138119, DATED 11/17/97.

CERTIFICATION

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Limited Partnership, Duke Realty Investments, Inc., The City of Dublin, Ohio, First American Title Insurance Company, First Exchange Corporation, Title First Agency, Inc., and Harvey R. Helmbright, that I made a survey of the above described land and improvements on the 4th day of November, 1997, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association & American Congress on Surveying & Mapping, 1992, and that this survey fully and correctly represents the property owned by Harvey R. Helmbright in Dublin, Ohio including all buildings, structures and improvements thereon.

I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the First American Title Insurance Company (with reference to recording data) and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said buildings, structures and improvements, including location and dimensions, are correctly depicted and are fully completed, except as shown hereon.

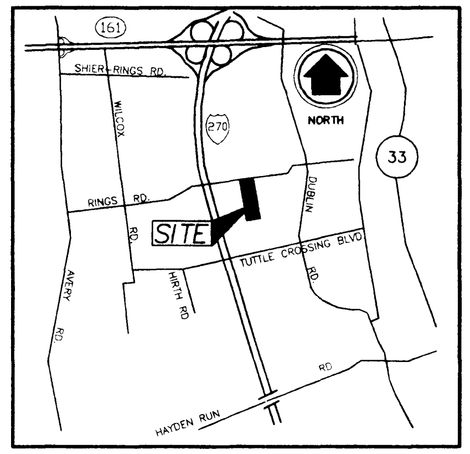
I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, (iv) encroachments on adjoining properties or streets by any of said buildings, structures or improvements, or (v) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; all easements are shown in their entirety, the locations thereof are correct as shown and no improvements are located within the easements areas except utility lines permitted by the terms of such easements; there are no streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through said property, except as shown; there are no gaps, gores or overlaps between parcels or roads, highways, streets or alleys and all parcels which comprise the whole property are contiguous.

All private and public roads, highways, streets and alleys running adjacent to or upon the property are shown; the property has vehicular and pedestrian access to an open, publicly dedicated and accepted road shown hereon and commonly known as Rings Road, without intervening strips, gaps or gores. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notification made where in conflict with the legal description; there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description and the acreage shown hereon is correct.

A physical examination of the property reveals no evidence of cemeteries.

The Flood Zone Designation is 39049C0109 G, Zone AE.

The property is zoned R-1A.



LOCATION MAP

DESCRIPTION OF 3.395 ACRES SOUTH OF RINGS ROAD WEST OF PAUL BLAZER PARKWAY DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey No. 4852 and being part of that 5.00 acre tract of land as described in a deed to Harvey R. Helmbright, of record in Official Records Volume 17923, Page F12, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a point in the centerline of Rings Road, width varies, at the northwesterly corner of said 5.00 acre tract and the northeasterly corner of that 0.263 acre tract as described in a deed to the City of Dublin, Ohio, of record in Instrument No. 199709080088659; thence South 6° 26' 29" East, along the common line between said 5.00 acre tract and said 0.263 acre tract, a distance of 40.09 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence through said 5.00 acre tract, 40.00 feet south of and parallel to the centerline of Rings Road, with a new division line, the following courses:

1. *North 79° 48' 18" East, a distance of 101.59 feet to an iron pin set;*
2. *North 83° 41' 01" East, a distance of 186.10 feet to an iron pin set in the easterly line of said 5.00 acre tract, the westerly line of that 6.00 acre tract as described in a deed to the City of Dublin, of record in Official Records Volume 18639, Page H07;*

Thence South 6° 23' 30" East, along said easterly and westerly lines, a distance of 512.66 feet to an iron pin set at the northeasterly corner of that 1.350 acre tract as described in a deed to Duke Realty Limited Partnership, of record in Instrument No. 199709190097280;

Thence South 82° 21' 54" West, along the northerly line of said 1.350 acre tract, a distance of 287.09 feet to an iron pin set at the northwesterly corner of same and in the easterly line of that 4.833 acre tract as described in a deed to Duke Realty Limited Partnership, of record in Instrument No. 199709080088660;

Thence North 6° 26' 29" West, along the common line between said 5.00 acre tract and said 4.833 acre tract, a distance of 512.40 feet to the place of beginning and containing 3.395 acres of land.

Bearings herein are based on South 82° 21' 54" West for the northerly line of the referenced 1.350 acre parcel (Instrument No. 199709190097280).

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG/S-6872".

This description was prepared by M-E Civil Engineering, Inc. based on information obtained from an actual field survey of the premises.

M-E Civil Engineering, Inc.

DESCRIPTION OF 0.264 ACRE SOUTH OF RINGS ROAD WEST OF PAUL BLAZER PARKWAY DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey No. 4852 and being part of that 5.00 acre tract of land as described in a deed to Harvey R. Helmbright, of record in Official Records Volume 17923, Page F12, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Rings Road, width varies, at the northwesterly corner of said 5.00 acre tract and the northeasterly corner of that 0.263 acre tract as described in a deed to the City of Dublin, Ohio, of record in Instrument No. 199709080088659;

Thence North 79° 48' 18" East, along the centerline of Rings Road, a distance of 100.32 feet to a railroad spike found at an angle point;

Thence North 83° 41' 01" East, continuing along said centerline, a distance of 187.40 feet to the northeasterly corner of said 5.00 acre tract, the northwesterly corner of that 6.00 acre tract as described in a deed to the City of Dublin, of record in Official Records Volume 18639, Page H07;

Thence South 6° 23' 30" East, along the common line between said 5.00 acre tract and said 6.00 acre tract, a distance of 40.00 feet to an iron pin set;

Thence through said 5.00 acre tract, 40.00 feet south of and parallel to the centerline of Rings Road, with a new division line, the following courses:

1. *South 83° 41' 01" West, a distance of 186.10 feet to an iron pin set;*
2. *South 79° 48' 18" West, a distance of 101.59 feet to an iron pin set in the westerly line of said 5.00 acre tract, the southeasterly corner of the aforementioned 0.263 acre tract;*

Thence North 6° 26' 29" West, along said westerly line, the easterly line of said 0.263 acre tract, a distance of 40.09 feet to the place of beginning and containing 0.264 acre of land.

Bearings herein are based on North 79° 48' 18" East for Rings Road, west of the angle point (Official Records Volume 29527, Page J11).

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG/S-6872".

This description was prepared by M-E Civil Engineering, Inc. based on information obtained from an actual field survey of the premises.

REVISIONS

DATE	BY	DESCRIPTION

STATE OF OHIO · ROBERT S. WYND 6872 · REGISTERED SURVEYOR

M-E CIVIL ENGINEERING INC.
635 BROOKSEDGE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE: (614) 818-4900
FAX: (614) 818-4902

REGISTERED SURVEYOR NO. 6872 — DATE 12/4/97

ALTA/ACSM SURVEY
HELMBRIGHT PROPERTY REMAINDER
3.395 ACRES & 0.264 ACRE
5245 RINGS ROAD
DUBLIN, OHIO

FIELD	P.M	DRAWN
EM	BW	DC
SCALE	HORIZ. 1"=60' VERT.	
JOB	973042-1-1-10.3	
DATE	NOVEMBER 1997	
SHEET NO.	1/1	

PRINT DATE

M-E CIVIL ENGINEERING
WESTERVILLE, OHIO

DEC 04 1997

PRINTED

DWG NAME: HTLM